



- Newly Renovated Spacious Four Bedroom Home
- Master Bedroom with High Standard Renovated En-Suite
- House Bathroom Renovated to a Very High Standard
- Large Bright Sitting Room with Windows to Front & Rear
- Bright Open Plan Kitchen / Dining Room with French Doors to Rear Garden
- Off Street Parking
- Enclosed Lawned Garden to the Rear
- Integral Garage

## 4 Parklands, Ilkley, LS29 8QF

BEAUTIFUL SEMI-DETACHED FAMILY HOME | FOUR BEDROOMS | OPEN PLAN KITCHEN & DINING | SITTING ROOM WITH OPEN FIREPLACE | MASTER BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM | STUNNING HOUSE BATHROOM | GARAGE | LAWNED GARDENS TO FRONT & REAR

**£1,995 PCM**





This recently renovated and beautifully presented four bedroom semi-detached family home is in a sought after setting. The property has a contemporary neutral interior, offering flexible accommodation set over two floors and benefits from having a large open plan kitchen diner, utility room with WC and a large living room to the ground floor, three double bedrooms, a further bedroom/office and a stunning new bathroom and en-suite to the first floor, a garage and gardens front and rear to the outside, with off street parking. Unfurnished.

The property, with gas fired central heating and approximate room sizes, comprises...

#### **ENTRANCE HALL**

7'9" x 7'7"

With tiled floor, ceiling cornice, dado rail, radiator and two attractive leaded stained glass windows to the front.

#### **SITTING ROOM**

17'11" x 13'10" max

This well proportioned room has a feature fireplace with open fire, ceiling cornice, radiator, telephone point and large windows to both the front and rear elevations.

#### **DINING AREA**

19'0" max x 12'4"

Having two radiators, small understairs cupboard and a window to the rear elevation.



#### **KITCHEN**

16'4" x 9'9"

Fitted with a range of wood effect base and wall units with black marble work surfaces and splash backs and an inset stainless steel sink unit with mixer tap. Appliances comprise a large range oven with seven ring gas hob, cooker hood, dishwasher, and fridge freezer. Tile effect vinyl, recessed spotlights. French doors lead out to the rear garden and there are windows to both the rear and side elevations.



### UTILITY ROOM

The L shaped utility has a tiled floor, radiator, plumbing for a washing machine and an internal door leading into the garage.

### W.C.

5'11" x 3'3"

Fitted with a low suite w.c. and small basin. Tiled floor and part tiled walls, extractor fan and a window to the front elevation.

### STAIRS & LONG LANDING

20'11" max x 5'10"

With two windows to the rear elevation and radiator.

### BEDROOM ONE

16'2" ma x 12'8"

Having a radiator, small recessed storage cupboard and a window to the front elevation.

### EN-SUITE SHOWER ROOM

9'52 x 5'5"

The smart en-suite is fitted with a walk-in shower enclosure with thermostatic rainfall shower, low suite w.c. and vanity unit with basin. There is also an illuminated mirror, heated towel rail, recessed spotlights, extractor fan, tiled walls and floor.

### HOUSE BATHROOM

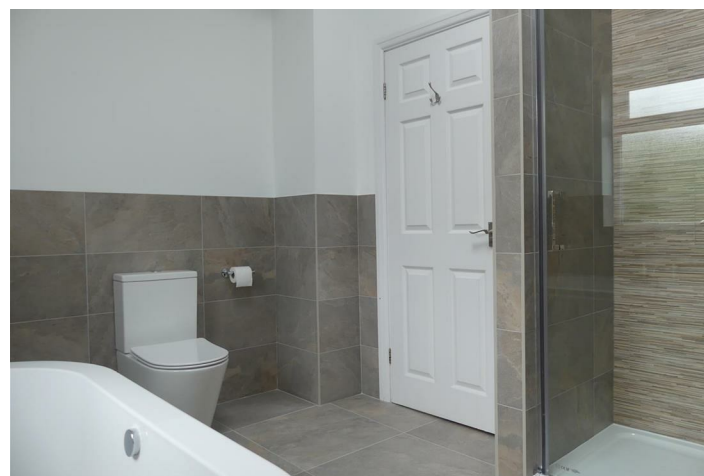
10'4" x 9'4" max

The beautiful bright modern bathroom has an attractive double ended bath, large walk-in shower enclosure with rainfall shower, large vanity unit with basin and a low suite w.c. There is a window to the rear elevation and a Velux window. There is also an illuminated mirror, two heated towel rails, recessed spotlights, tiled floor and part tiled walls.

### BEDROOM TWO

14'0" x 9'10" min

Having a radiator, two telephone points, two small recessed built-in cupboards and a window to the front elevation.







### BEDROOM THREE

12'2" max x 11'6"

Having a picture rail, radiator and a window to the front elevation.

### BEDROOM FOUR

9'3" x 6'2"

With a radiator, telephone point and a window to the rear elevation.

### INTEGRAL GARAGE

16'7" x 8'10" + recess

With an up and over door to the front the garage houses the boiler and hot water tank. Opaque window to the side elevation.

### GARDENS

There is a lovely enclosed lawned garden to the rear with mature planting and a paved area. There is also a lawned garden to the front.

### PARKING

There is a tarmac driveway to the front providing off street parking.

### PETS

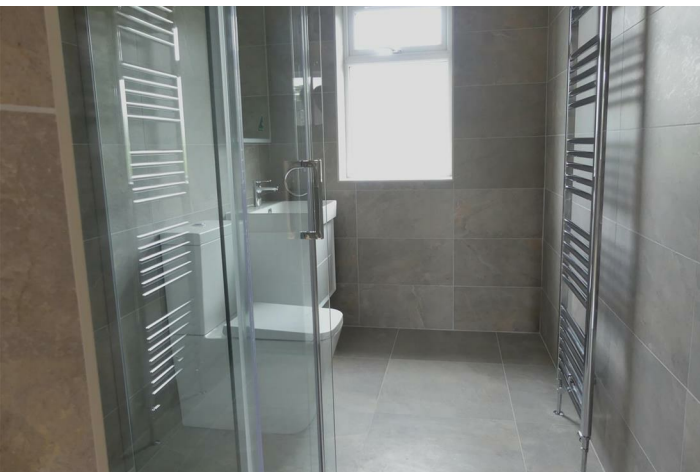
Small pets considered.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

### AGENT NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.



## RENTAL PROCEDURE


1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

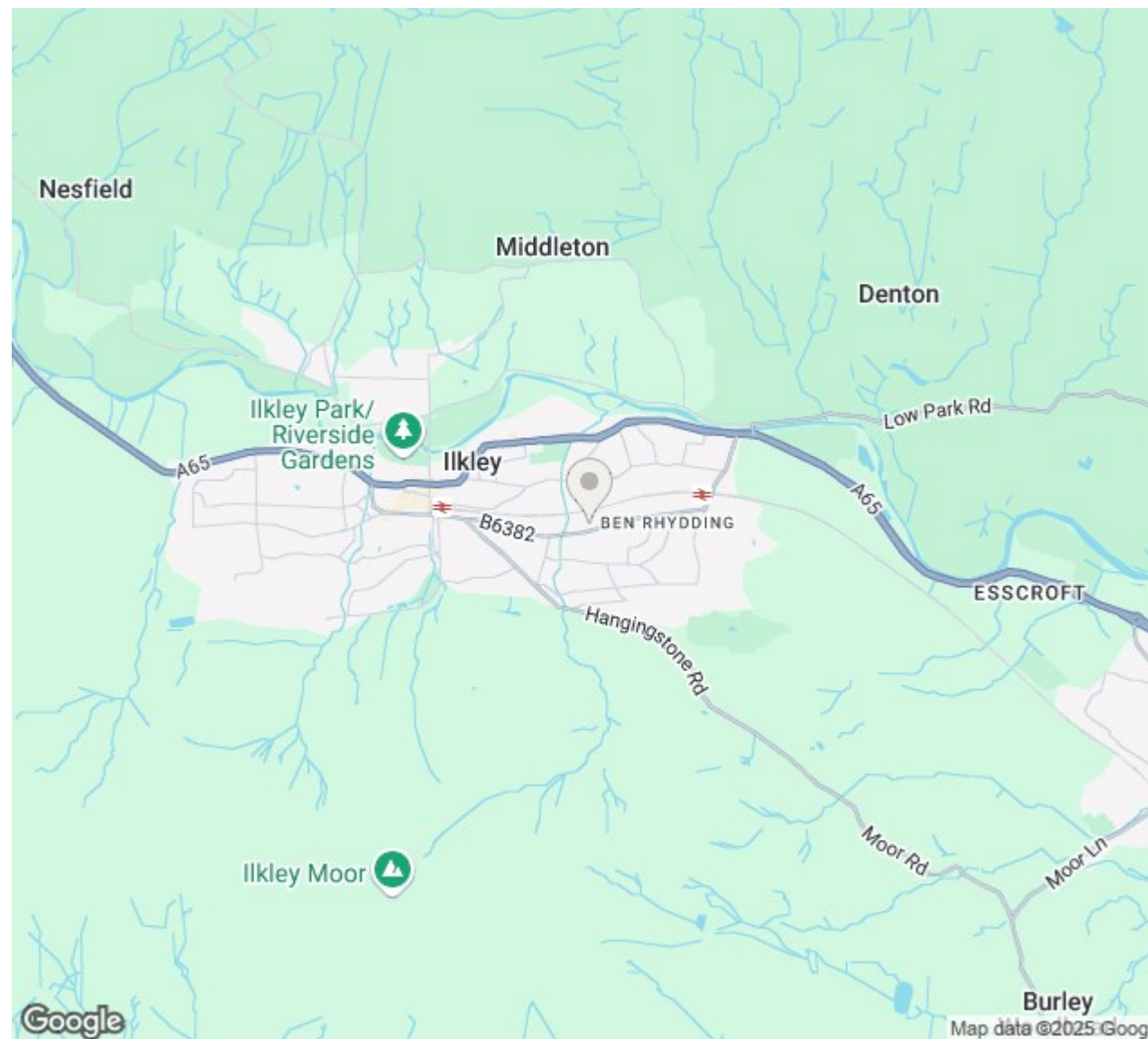
## PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements