



- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Sitting Room & Dining Room
- Kitchen
- En-Suite to Master Bedroom
- Garage with Light and Power
- Communal Grounds
- EPC Rating: C
- Available early / mid November

1 Hampton Court Grove Road, Ilkley, LS29 9PB

This spacious ground floor apartment offers well proportioned two bedroomed accommodation with quality fixtures and fittings. There is also a garage with light and power, off street parking and access to communal gardens, all just a short stroll from The Grove and town centre. Unfurnished.

£1,495 PCM



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

Entrance Vestibule

Having a useful walk in cupboard with hanging rail and shelf.

Entrance Hall

12' 3" x 4' 1"

With a recessed cloaks cupboard, radiator and telephone entry system.

Sitting Room

17' 1" x 12' 7"

The spacious sitting room has windows to both the front and side, feature fireplace with electric fire, two radiators, ceiling cornice and wall lights.

Dining Room

13' 11" max x 13' 10"

With radiator and wall lights.

Kitchen

10' 7" x 9' 0"

Fitted with a range of white base and wall units having granite worktops and stainless steel sink unit. Integrated appliances comprise a double oven, fridge freezer, induction hob with cooker hood and slimline dishwasher. There is also a washing machine, gas fired boiler and wood effect flooring. Window to the side.

Master Bedroom

13' 11" max x 10' 2"

Having fitted wardrobes and dressing table with mirror and a radiator.

En-Suite Shower Room

With a recessed shower enclosure, low suite and vanity unit with wash basin. There is also a shaver point, mirror fronted cabinet, radiator and vinyl flooring.

Bedroom Two

12' 0" max x 9' 11"

Having useful fitted cupboards, radiator and a window to the front.

Shower Room

9' 4" x 5' 6"

Fitted with a white suite comprising large walk-in shower enclosure with thermostatic shower, low suite w.c. and vanity unit with wash basin. Heated towel rail, extractor fan, shaver point, mirror and radiator.





Garage & Parking

The property has a single garage with light and power and having an electric door. There is also residents off street parking.

Communal Gardens

Residents have the use of the well maintained communal gardens.

Council Tax

Bradford Metropolitan District Council Tax Band F.

Please Note

Please note that this property does not accept pets.

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

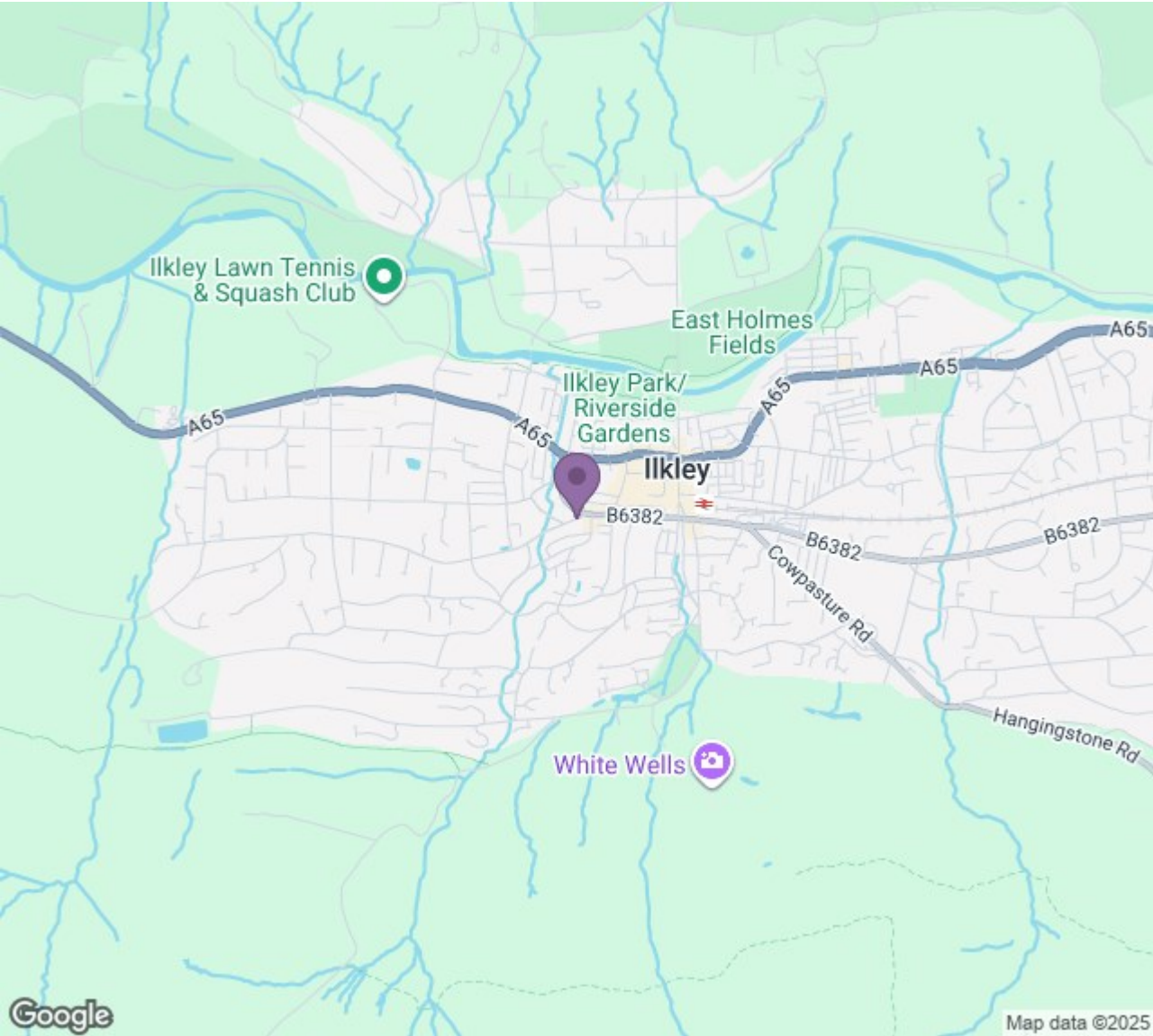
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 are 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