



- Detached Family Home with Long Distance Views
- Four Bedrooms, one with En-Suite
- Breakfast Kitchen
- Spacious Sitting Room
- Dining Area
- House Bathroom
- Lawned Gardens
- Double Garage
- EPC Rating C

2 Wood Royd Gardens, Ilkley, LS29 8BU

This spacious four bedroomed family home is located in a quiet cul-de-sac in a highly regarded residential area just a short walk from Ben Rhydding train station. The property is set in lovely lawned gardens and has a double garage as well as a driveway to the front.

£2,250 PCM



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

ENTRANCE HALL

The welcoming reception hall has two radiators, understairs storage, telephone point and coving.

SITTING ROOM

23' 2" x 11' 8"

A lovely bright and spacious room with windows to three sides and beautiful long distance views to the rear. There is a gas fire set in a wooden surround, television point, telephone point and coving. An archway leads through to:

DINING AREA

11' 8" x 10' 11"

With long distance views to the rear, radiator and coving.

BREAKFAST KITCHEN

15' 0" x 9' 11"

Fitted with a range of cream base and wall units having complementary work surfaces, stainless steel sink unit and tiled splash backs. Integrated appliances comprise an electric oven and grill, four ring gas hob with stainless steel cooker hood, fridge freezer, washing machine and dishwasher. Tiled floor, radiator, window to the rear and a door leading out to the side elevation.

CLOAKROOM

6' 4" x 4' 0"

With a pedestal basin, low suite w.c. heated towel rail, vinyl flooring and a window to the front elevation.

FIRST FLOOR

BEDROOM ONE

13' 9" x 12' 11"

Having a large range of fitted wardrobes and drawers, radiator, coving, telephone point and a window to the front elevation.

BEDROOM TWO

13' 10" x 13' 10"

A spacious double bedroom with radiator, telephone point and coving.





EN-SUITE SHOWER

6' 6" x 5' 7"

Fitted with a shower enclosure, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, mirror, extractor fan and a Velux window to the rear. Tiled floor and walls.

BEDROOM THREE

14' 0" x 8' 11"

With television point, telephone point, radiator, recessed cupboard and window to the rear providing long distance views.

BEDROOM FOUR

12' 0" + recess x 8' 11"

With a radiator, television point, vanity unit and basin with light above and a window to the rear with long distance views.

HOUSE BATHROOM

10' 1" x 7' 10"

Fitted with a four piece white suite comprising a panelled bath with shower over and a glass screen, vanity unit with wash basin, low suite w.c. a bidet. There is also a heated towel rail, mirror, recessed spotlights and a window to the front elevation.

GARDEN

The property has beautiful lawned gardens to the front side and rear, along with a paved patio and a charming summer house. The rear garden has lovely long distance views.

DOUBLE GARAGE & DRIVE

The double garage houses the central heating boiler and has light and power plus a tap and an up and over door. There is also parking on a generous drive to the front of the garage.

COUNCIL TAX BAND

Bradford Metropolitan District Council Tax Band G.

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.

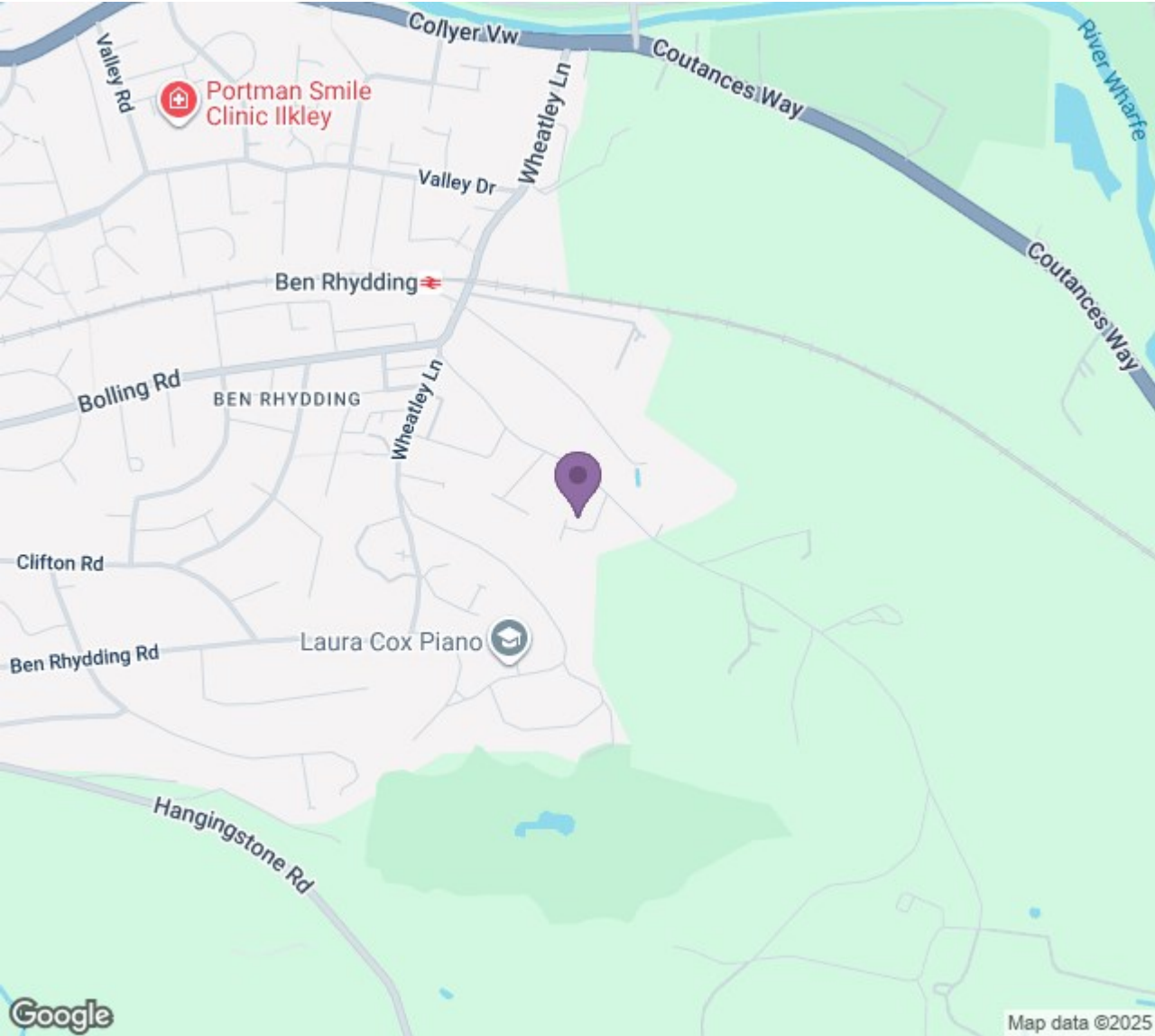
PAYMENTS

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	73	80
(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