WHITAKER CADRE LETTING SPECIALISTS







- Well Presented Town House
- Three Bedrooms, one with En-Suite
- First Floor Breakfast Kitchen and Living Room
- Utility Room & Cloakroom
- Garden Room / Bedroom Four
- House Bathroom
- Courtyard Garden to Rear
- EPC Rating C
- Integral Garage

12 Scalebor Square, Burley in Wharfedale, Ilkley, LS29 7SP

£1,800 PCM

An attractive and well presented three bedroomed town house providing spacious accommodation arranged over three floors. Close to the train station and within walking distance of all the village amenities.







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

GROUND FLOOR

ENTRANCE HALL
18'8" x 4'8"
Having wood effect Karndean flooring, spot lights and radiator. There is also a large understairs cupboard with coat hooks.

CLOAKROOM
Fitted with a low suite w.c. and pedestal wash basin. There is also a radiator, extractor fan and wood effect Karndean flooring.

GARDEN ROOM / BEDROOM FOUR
12'3" x 9'2"
Having French doors to leading out to a rear courtyard garden, radiator and wood effect Karndean flooring.

UTILITY ROOM
8'2" x 7'2"
Fitted with a base unit having stainless steel sink unit, plumbing for a washing machine and space for a tumble dryer, boiler, radiator, wood effect Karndean flooring and a door leading out to the rear.

FIRST FLOOR

BREAKFAST KITCHEN
20'9" x 9'1"
Fitted with a range of wood effect base and wall units having complementary work surfaces, circular sink unit and tiled splash backs. Integrated appliances comprise a double oven with gas bob, fridge freezer and dishwasher. There is also a radiator, recessed spotlights, wood effect Amtico flooring and two windows to the rear elevation.







SITTING ROOM & DINING AREA

19'1" x 11'9"

This bright living room has French doors to the front opening onto a small balcony and a window to the front. There is also a gas fire set in a feature stone fireplace and hearth and radiator.

SECOND FLOOR

BEDROOM ONE

11'10" x 10'0"

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

EN-SUITE

6'10" x 6'1"

Fitted with a large shower enclosure having an electric shower, low suite w.c. and pedestal basin. There is also an illuminated mirror fronted cabinet, shaver point, extractor fan and marble effect Amtico flooring.

BEDROOM TWO

11'1" x 10'8"

Having fitted wardrobes, radiator and a window to the rear elevation.

BEDROOM THREE

11'10" x 7'2"

Having a radiator and window to the front elevation.

HOUSE BATHROOM

8'4" x 7'2"

Fitted with a white suite comprising a panelled bath with hand held mixer shower, low suite w.c. and pedestal wash basin. There is also an illuminated mirror, extractor fan, radiator, recessed spot lights, Amtico flooring and a window to the rear elevation.







INTEGRAL GARAGE

The integral garage has an electric up and over door, light and power.

GARDEN

There is an enclosed mature courtyard garden to the rear with raised beds, shrubs and trees.

PARKING

The property has one allocated parking space plus space to park a small vehicle in front of the garage.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

AGENT NOTES

All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.

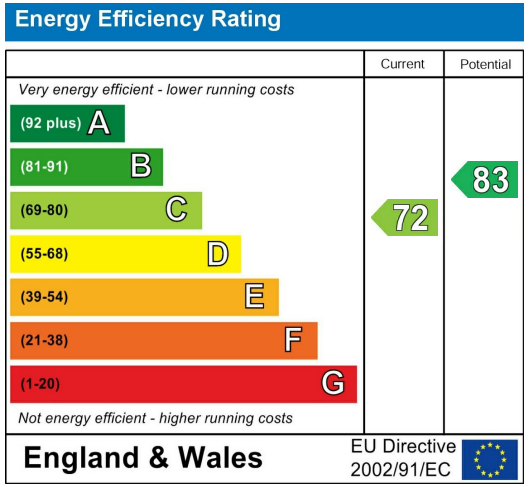
PAYMENTS

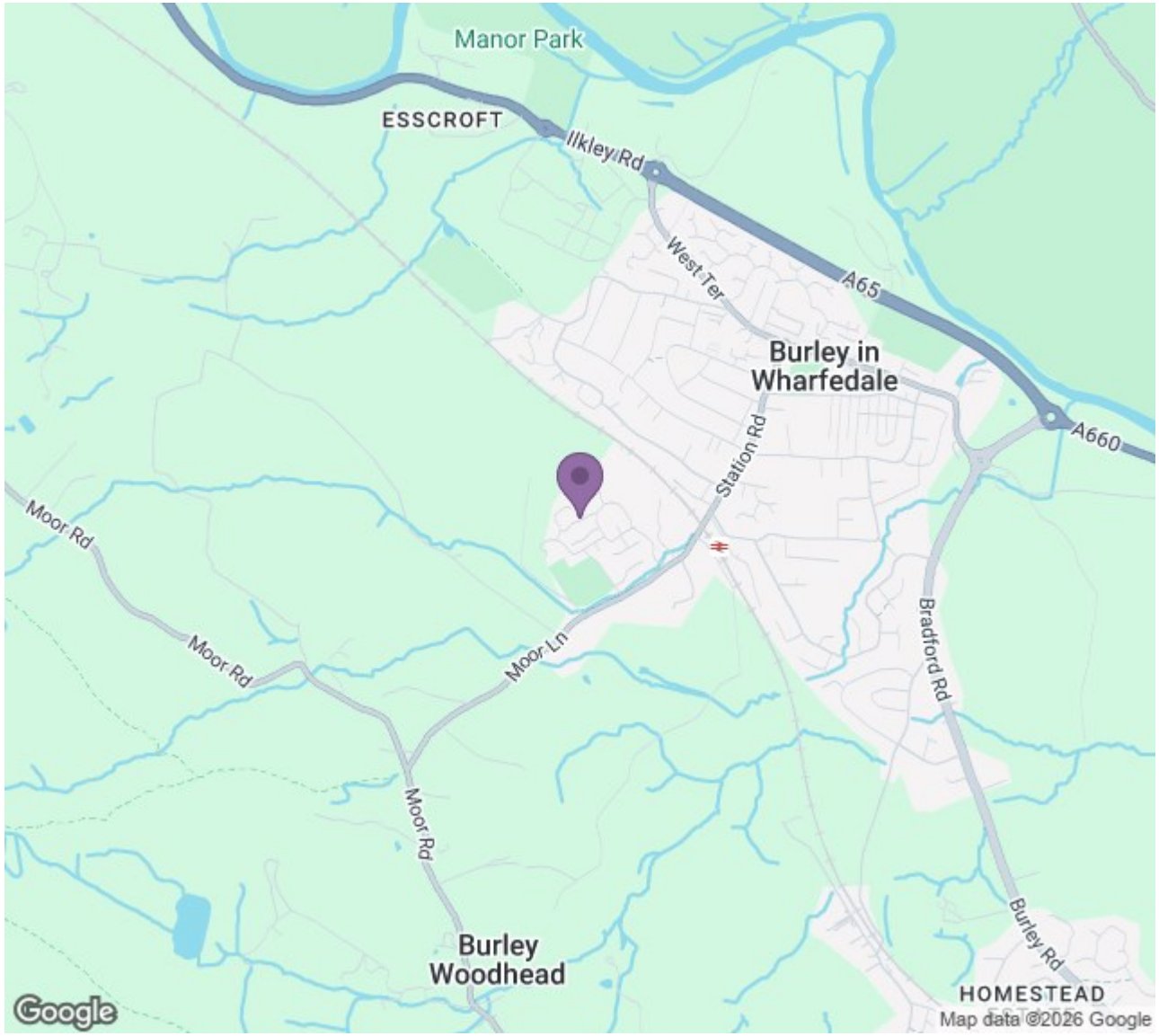
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.











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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