



- Beautiful Detached Family Home
- Four Bedrooms
- Quiet & Private Cul-de-Sac Location
- Open Plan Living Room
- Modern Kitchen
- House Bathroom & Two Shower Rooms
- Lawned Gardens
- Garage & Car Port & Charging Socket
- EPC Rating: C

## 19 Park Field, Menston, Ilkley, LS29 6LP

This recently refurbished four bedroomed detached family home is set in a quiet and private cul-de-sac, just a few minutes walk from Menston Primary School, and has been finished to a high specification. The property offers flexible spaces with state of the art features, underfloor heating throughout the ground floor and bathrooms and black out curtains in the bedrooms. Unfurnished. Available Early June

**£2,195 PCM**



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

#### **ENTRANCE VESTIBULE**

With light and power.

#### **HALLWAY**

5'6" x 5'4"

Having ceramic tiled floor with underfloor heating and a useful understairs storage cupboard.

#### **SHOWER ROOM**

Fitted with a recessed shower enclosure and thermostatic shower, wash basin with vanity unit and a low suite w.c. Fully tiled with underfloor heating, heated towel rail, shaver point and a window to the front elevation.

#### **LIVING ROOM**

Having a living flame gas fire with wooden surround, contemporary chandelier and wall lights, underfloor heating and television and telephone points. There are bi-fold doors to rear leading out to a decked area and the rear garden plus a bay window to the front elevation.

#### **KITCHEN & DINING AREA**

20'4" x 12'9" max

With a range of modern solid wood base and wall units having granite work surfaces and a sink unit with retractable tap. Smart integrated appliances comprise an electric oven with induction hob and cooker hood, American style fridge freezer and dishwasher. Ceramic tiled floor with underfloor heating, pantry, window to the rear elevation and a door to the side.



#### **UTILITY ROOM**

Fitted with base and wall units having complementary work surfaces, tiled splashbacks and sink unit with mixer tap. Ceramic tiled floor with underfloor heating, washing machine, tumble dryer and an extractor fan.

#### **OFFICE**

10'5" x 7'5"

With underfloor heating, ceiling cornice, telephone point, internet connection, USB point and a window to the front elevation.



### **SNUG**

18'2" x 15'7"

Having an engineered wood floor with underfloor heating, television point, USB sockets and three large arched windows to the side elevation.

### **FIRST FLOOR**

#### **MASTER BEDROOM**

13'8" x 10'6"

With ceiling cornice, radiator, USB sockets and a window to the front elevation.

#### **EN-SUITE SHOWER**

7'11" max x 6'0"

Fitted with a shower enclosure having a thermostatic shower, vanity unit with wash basin and a low suite w.c. Quiet in-line extractor fan, shaver point, ceramic tiled floor with underfloor heating and a window to the front elevation.

#### **BEDROOM TWO**

11'9" x 10'10"

With ceiling cornice, radiator, USB sockets, LAN socket and window to the front elevation.

#### **BEDROOM THREE**

With ceiling cornice, radiator, USB sockets, LAN socket and windows to both the rear and side elevations.

#### **BEDROOM FOUR**

10'6" x 9'11"

With radiator, ceiling cornice and a window to the rear elevation.



### **BATHROOM**

7'7" x 5'11"

Fitted with a four piece white suite comprising a panelled bath, low suite w.c., bidet and a vanity unit with wash basin. There is also a large heated mirror, heated towel rail, quiet in-line extractor fan and shaver point.

### **GARDEN**

There is lawned garden to the rear with a decked seating area. There are also lawned gardens to the side and front of the property with beds and mature hedges.



### **GARAGE & CAR PORT**

There is a garage with light, radiator and power and a car port for one car with charging socket.

### **DRIVEWAY**

There is space to park two cars.

### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band F.

### **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>	<b>75</b>	<b>83</b>
(55-68) <b>D</b>		
(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	



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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