



- Spacious Second Floor Apartment
- Two Double Bedrooms
- Large Sitting Room
- Dining Area
- Well Equipped Kitchen
- Modern Bathroom
- Entrance Hall
- EPC Rating: C
- Unfurnished

12 Sycamore Court Stockeld Way, Ilkley, LS29 9HQ

This well presented apartment is located in a popular development close to Riverside Gardens and just a short walk from the town centre. The accommodation briefly comprises an entrance hall, kitchen, dining area, sitting room, two double bedrooms and a bathroom. Unfurnished.

£995 PCM



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

Ground Floor

Communal Entrance

With stairs to the upper floors.

Second Floor

Entrance Hall

9'9" x 9'8" max

The spacious entrance hall has an entry phone, radiator and coving, along with a cupboard housing a water tank.

Dining Area

11'4" x 9'5"

The dining area is semi open to both the hall and the sitting room and has wall lights, radiator, coving, telephone point and a window to the front elevation.

Sitting Room

19'6" x 12'5"

Leading off the dining area the well proportioned sitting room has a fireplace and woodburner style electric stove, two radiators, television point, wall lights and coving. Large windows to the rear provide views over the garden centre to the river, there are also windows to both the front and side elevation.

Kitchen

9'8" x 7'0"

The bright kitchen is fitted with a range of grey base and wall units having complementary laminated work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring ceramic hob and stainless steel cooker hood, fridge freezer and washing machine. Windows to the front and side elevation. A recessed cupboard houses the boiler and provides additional storage.

Bedroom One

15'1" x 9'11"

This spacious double has a radiator, coving and windows to the rear.

Bedroom Two

9'10" x 7'10" to wardrobe

A small double having fitted wardrobes, telephone point, radiator, coving and windows to the rear elevation.





Bathroom

5'7"x 6'8"

Fitted with a modern white suite comprising a panelled bath with an electric shower over and a glazed screen, vanity unit with wash basin and low suite w.c. There is also a heated towel rail, shaver point, fully tiled walls and a window to the front elevation.

Council Tax

Bradford Metropolitan District Council Tax Band C.

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

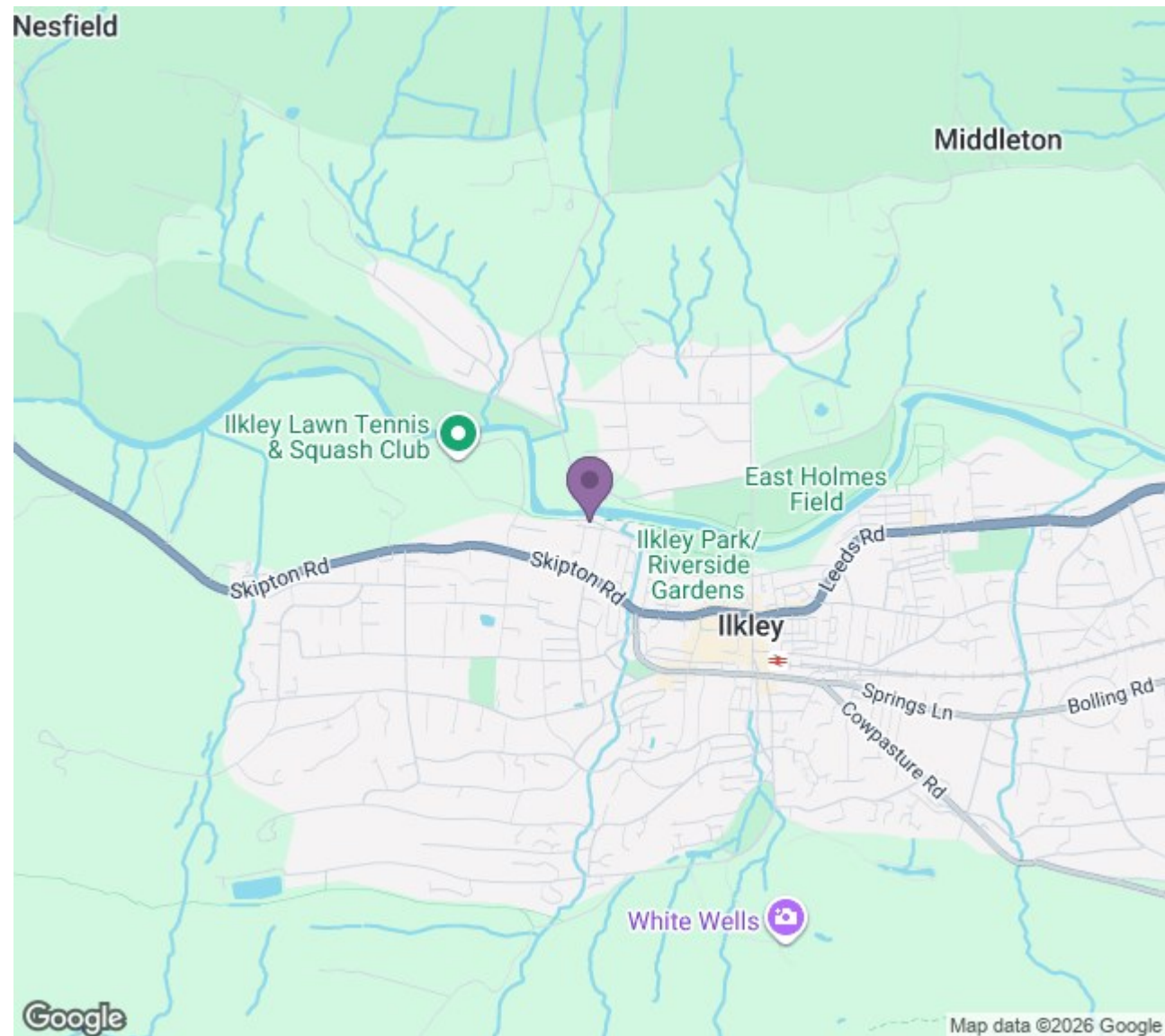
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	



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 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