



- First Floor Apartment
- Sitting Room
- Breakfast Kitchen
- Two Bedrooms, one with En-Suite
- Bathroom
- Allocated Parking Space
- Well Maintained Communal Gardens
- EPC Rating B

4, Keats House Blackthorn Road, Ilkley, LS29 8UR

This first floor apartment offers accommodation comprising an entrance hall, sitting room with French doors, breakfast kitchen, main bedroom with en-suite, second bedroom and house bathroom. The property is set within well maintained communal grounds and has one allocated car parking space. Unfurnished.

£850 Per Month



The property, with electric heating and double glazing, briefly comprises...

GROUND FLOOR

Communal Entrance

With stairs to the upper floors.

FIRST FLOOR

Entrance Hall

With entry phone, recessed spotlights and a cupboard housing the hot water tank.

Breakfast Kitchen

10'4" x 10'4"

Fitted with a range of wood effect base and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated oven with induction hob and cooker hood over. There is also a wall-mounted heater, vinyl flooring and a window to the front elevation.

Sitting Room

13'9" x 11'7"

Well proportioned room having an electric fire in attractive surround, wall-mounted heater, recessed spot lights, television point, telephone point and French doors to the front.

Bedroom One

12'6" + wardrobe recess x 9'1"

With recessed spot lights, wall-mounted heater, television point, telephone point, wardrobe and a window overlooking the communal garden to the rear.

En-Suite Shower

4'9" x 4'5"

Having a recessed shower enclosure, low suite w.c. and pedestal basin. There is also a heated towel rail, shaver point, wall-mounted fan heater, extractor fan, wall-mounted mirror with shelf and recessed spotlights. Vinyl flooring and part tiled walls.

Bedroom Two

9'2" x 8'4"

Having a wall-mounted heater and a window to the rear, overlooking the communal garden.





Bathroom

6'11" x 5'7" max

Fitted with a white suite comprising a panelled bath, low suite w.c. and pedestal basin. There is also an extractor fan, wall-mounted mirror with shelf, wall mounted cabinet, heated towel rail, wall-mounted fan heater and recessed spotlights. Tile effect vinyl.

PARKING

The apartment has one allocated car parking space at the front.

OUTSIDE

There is a well maintained communal garden to the rear.

Council Tax

Bradford Metropolitan District Council Tax Band B.

Agent Notes

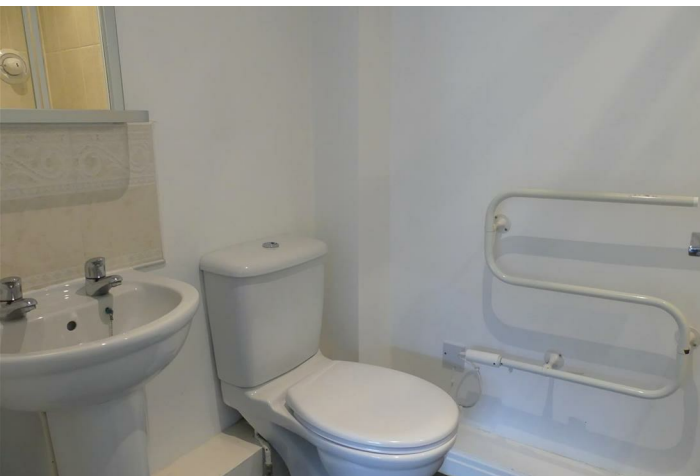
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.


Rental Procedure

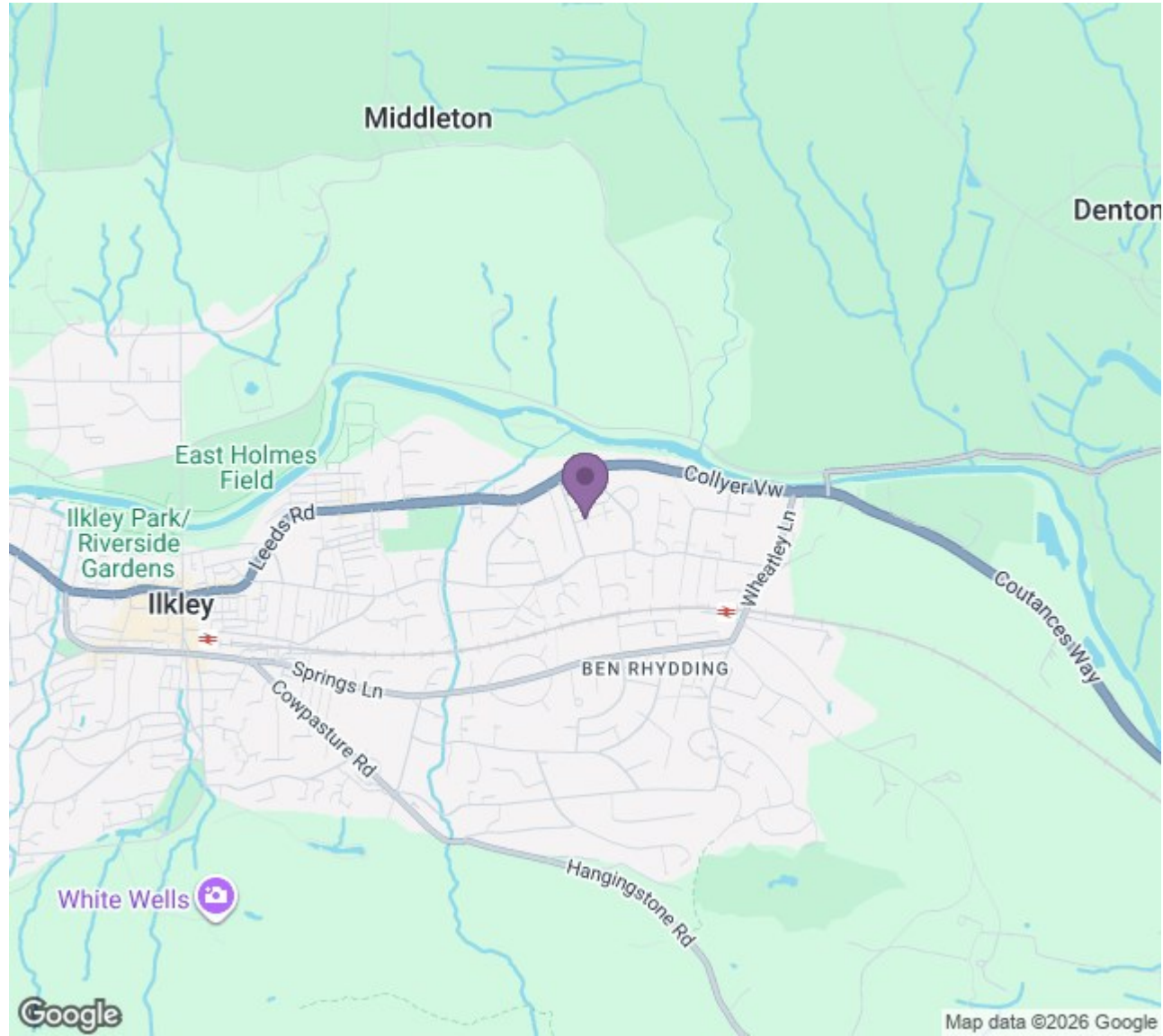
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	81	86
(69-80) C		
(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 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