WHITAKER CADRE LETTING SPECIALISTS







- Semi-Detached House
- Renovated Throughout in 2025
- Modern Kitchen & Shower Room
- Sitting Room with Bay Window
- Dining Room
- Lawned Gardens to Front & Rear
- Popular Residential Area
- EPC Rating D
- Unfurnished

21 Kingsway Drive, Ilkley, LS29 9AG

£1,595 PCM

This lovely three bedroomed home was fully renovated in 2025, including a new kitchen, bathroom and floor coverings. The property is located in a popular residential area just a short walk from the town centre and has lawned gardens to the front and rear. A driveway provides off street parking and there is also a car port. Unfurnished.







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

PORCH
8'7" x 5'11"
With vinyl flooring.

ENTRANCE HALL
8'2" x 5'11"
With wood effect vinyl, cloaks cupboard and radiator.

SITTING ROOM
17'6" x 12'0" max
Having a feature tiled fireplace with gas fire, picture rail, coving, radiator and a bay window to the front elevation.

DINING ROOM
11'6" x 8'10"
Having wood effect vinyl, radiator and windows to the side and rear elevation.

KITCHEN
11'11" x 5'1"
Fitted with a range of white base and wall units having marble patterned laminated work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and hob with cooker hood over, washing machine and integrated fridge freezer. Wood effect vinyl, extractor fan window overlooking the rear garden and a door leading out to the rear.

STAIRS & LANDING
With a picture rail, telephone point and radiator to the side elevation.

W.C.
With white low suite w.c, tile effect vinyl and a window to the rear elevation.







SHOWER ROOM

6'1" x 5'1"

Fitted with a large walk in shower enclosure and large vanity unit with basin. There are also two heated towel rails, extractor fan, illuminated mirror, tile effect vinyl and a window to the rear elevation.

BEDROOM TWO

9'8" to wardrobe x 8'8"

Having fitted wardrobes, cupboards and dressing table, radiator and window to the rear elevation.

BEDROOM ONE

11'0" x 10'8"

Having a fitted wardrobe and cupboards, picture rail, radiator and a window to the front elevation.

BEDROOM THREE / STUDY

8'10" x 7'10" max

With fitted wardrobe and cupboards, radiator and a window to the front elevation.

GARDENS

There are mature planted lawned gardens to the front and rear. The rear garden has a large raised decked seating area and a shed with power and a tumble dryer. There is also an outdoor electrical socket in the back garden.

PARKING

A driveway provides off street parking and there is a car port to the side of the house. The driveway is also prepared to have electrical car charging installed, depending on tenants requirements.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.

PLEASE NOTE

The photographs used were taken just after the property was renovated in 2025.







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

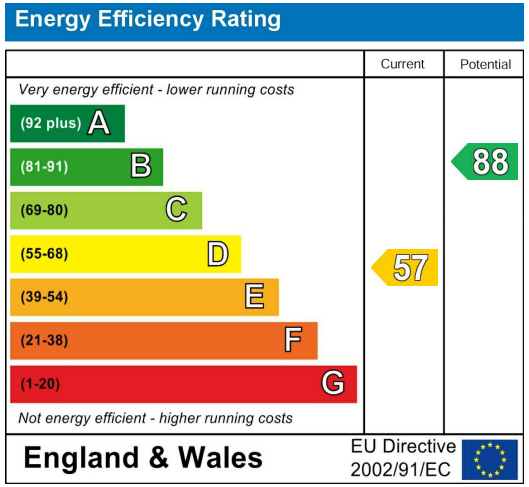
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following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

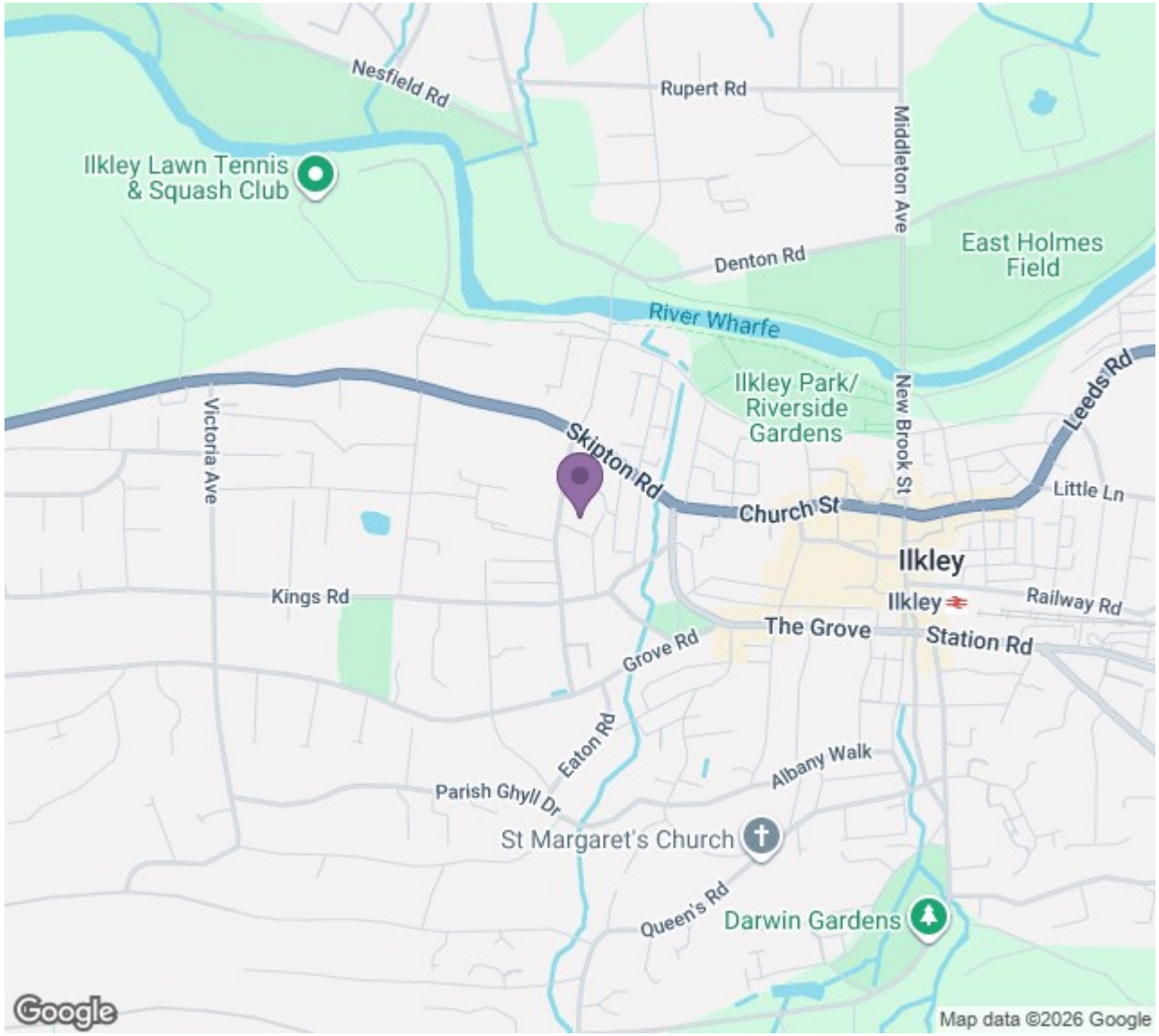
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements