WHITAKER CADRE LETTING SPECIALISTS







- Smart One Bedroomed Apartment
- High Quality Fixtures and Fittings Throughout
- Open Plan Living Accommodation
- Modern Ivory Kitchen
- Bathroom with Burlington Sanitary Ware
- Close to Local Amenities and Transport Links
- EPC Rating: C
- Unfurnished
- Available early December

Flat 1, 8a Cowpasture Road, Ilkley, LS29 8SR

£850 PCM

A beautifully converted first floor apartment offering spacious, light and airy accommodation finished to a high specification with Karndean wood effect flooring, Neff and Bosch appliances and Burlington sanitary ware in the bathroom. Ideally situated in the centre of Ilkley town centre close to local amenities and transport links. Unfurnished. EPC Rating C.







The smartly presented property, with electric central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

Communal Entrance
With stairs to the upper floors.

FIRST FLOOR

Entrance Hall
7'9" x 5'5"
A spacious hallway with radiator, video entry system, LED spotlights, central heating thermostat and carpet. Useful utility cupboard housing the central heating boiler and water tank as well as having plumbing for a washing machine and additional storage.

Open Plan Living Area
18'6" x 12'4" widest
A terrific open plan space incorporating a modern kitchen and sitting area. The kitchen is fitted with modern Ivory base and wall units having marble work surfaces and upstands. Inset stainless steel sink unit with mixer tap, integrated appliances including an under counter fridge/freezer, slimline Bosch dishwasher and electric oven with a Neff ceramic induction hob having a stainless steel extractor over. Karndean wood effect flooring, LED spotlights, radiator, television and telephone points and window to the front elevation with views across the valley.

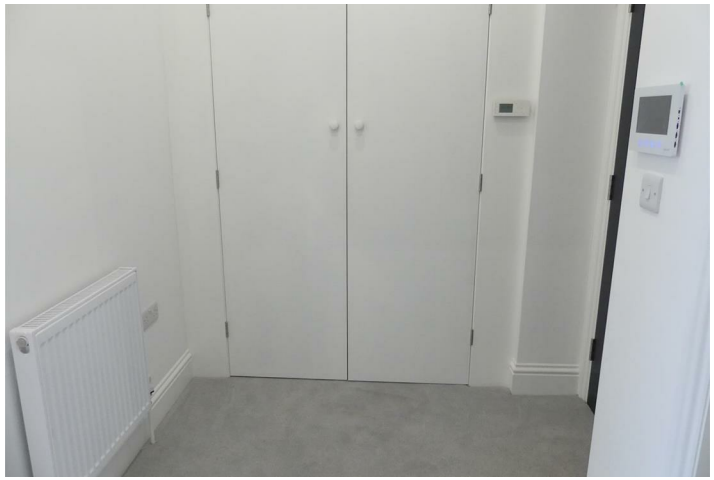
Bedroom
14'9" x 10'9"
A good sized double bedroom with carpet, radiator, pendant light fitting, television point and window to the rear elevation.

Bathroom
7'2" x 5'6"
With newly fitted Burlington sanitary ware comprising a three piece suite with a pedestal wash hand basin, low suite w.c and panelled bath having a rain shower and attachment. Ladder style chrome heated towel rail, stone tiled floor, part bottle green tiled walls, extractor and LED spotlights.

Council Tax
Bradford Metropolitan District Council Tax Band B.







Agent Notes

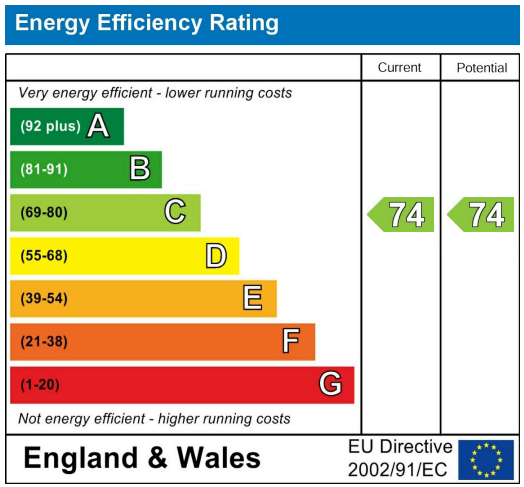
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material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

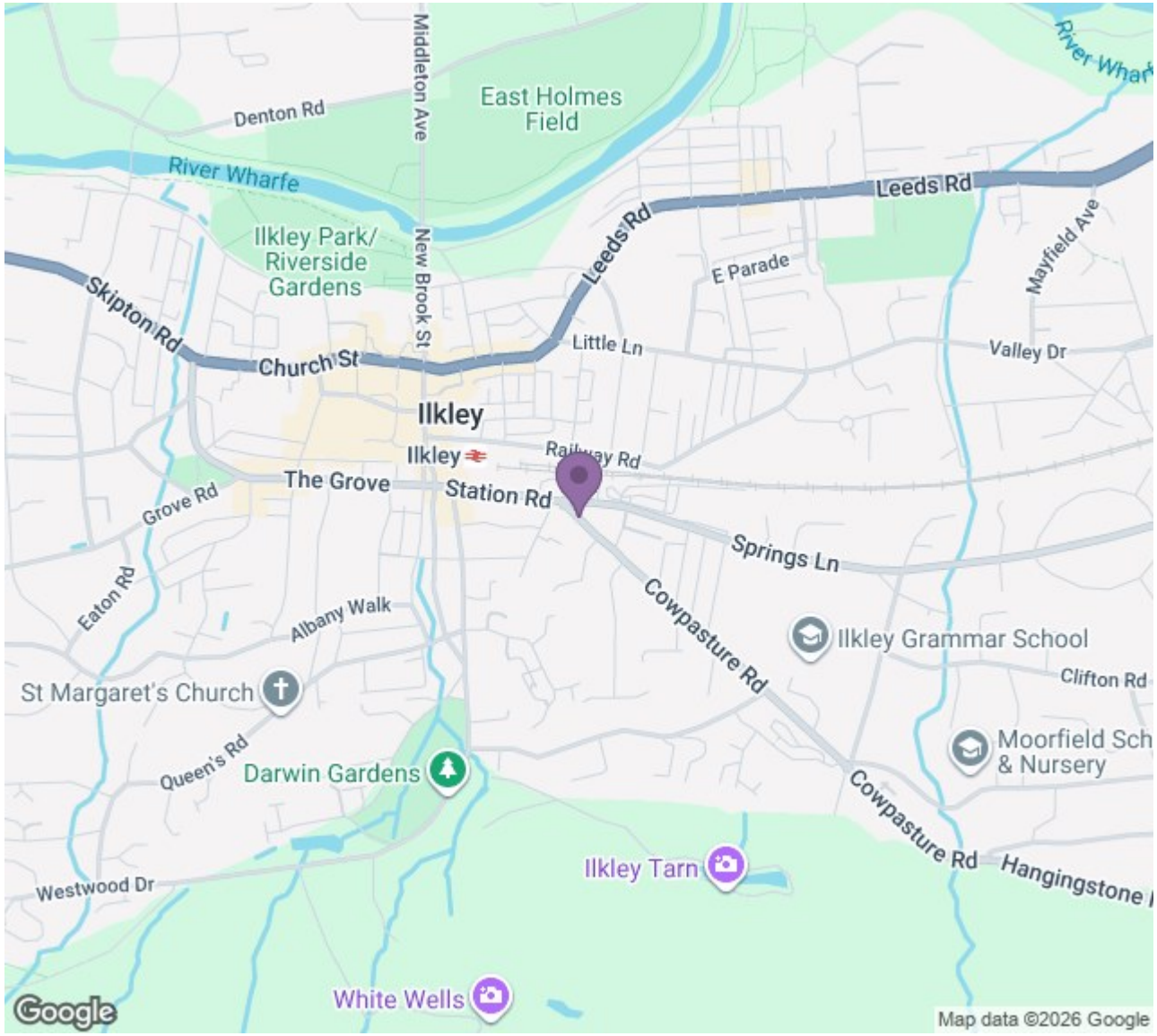
Rental Procedure

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.





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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