



- Well Presented Ground Floor Apartment
- Sitting Room
- Well Equipped Kitchen
- Master Bedroom with En-Suite
- Second Bedroom
- Bathroom
- Allocated Car Parking Space
- Awaiting EPC
- Unfurnished

## 23 All Saints Court, Ilkley, LS29 8DT

This well presented two bedroomed ground floor apartment is conveniently located within walking distance of all the town centre amenities and the park and has the benefit of an allocated car parking space. Unfurnished.

**£1,095 PCM**





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

#### **Communal Entrance**

With stairs and a lift to the upper floors.

#### **Entrance Hall**

The L-shaped entrance has a video entry phone, burglar alarm panel and radiator. There is also a cloaks cupboard and a further cupboard housing the cylinder tank.

#### **Sitting Room**

21'9" into bay x 12'11"

This well proportioned room has two radiators, television and telephone points and French windows to the rear elevation.

#### **Kitchen**

9'0", x 7'4"

Fitted with a range of cream base and wall units having complementary work surfaces with tiled splash backs and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven and grill, four ring electric hob with cooker hood over, fridge freezer, dishwasher and a washer dryer. The kitchen also houses the boiler and has a plinth heater. A serving hatch opens to the sitting room. Amtico tile effect flooring.

#### **Bedroom One**

13'5" to wardrobe x 13'4"

This spacious double has a large fitted wardrobe, television and telephone points, two radiators and French windows to the front elevation.

#### **En-Suite**

5'7" x 4'5"

Fitted with a large shower enclosure having thermostatic shower, pedestal wash basin and low suite w.c. There is also a radiator, mirror, shaver point, wall mounted cabinet and a window to the front elevation. Tiled floor and part tiled walls.

#### **Bedroom Two**

13'0" x 9'8"

This good sized bedroom has a fitted wardrobe and dressing table, radiator, telephone point and a window to the rear elevation.





### Bathroom

8'2" max x 5'5"

Fitted with a white suite comprising panelled bath with mixer shower over and screen, pedestal wash basin and low suite w.c. There is also a shaver point, mirror, radiator and wall-mounted cabinet. Tiled floor and part tiled walls.

### Parking

The apartment has one allocated car parking space and there is also visitor parking available.

### Council Tax

Bradford Metropolitan District Council Tax Band D.

### 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

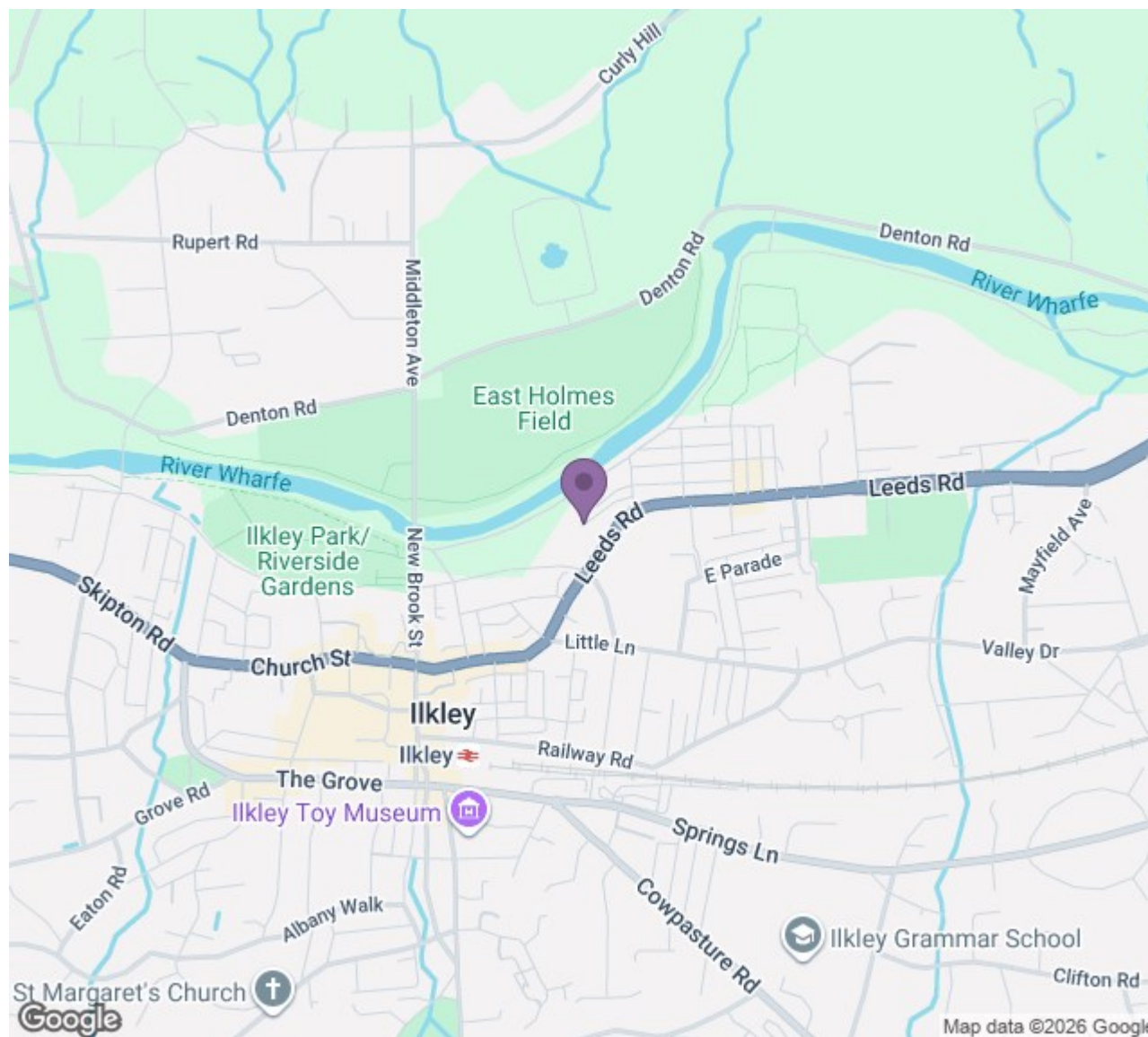
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following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