



- Retirement Apartment for the OVER 60's
- Sitting Room with Balcony
- Well Equipped Kitchen
- Main Bedroom with Large En-Suite Shower Room
- Second Bedroom
- Bathroom
- Carers on Site 24 hours
- EPC Rating: D
- Well Maintained Secure Communal Grounds

37 Emmandjay Court Valley Drive, Ilkley, LS29 8PF

This beautifully presented first floor apartment for OVER 60's, is part of a highly regarded retirement development at Emmandjay Court, with pleasant communal enclosed gardens to the rear and parking to the front. The accommodation briefly comprises an entrance hall, bright sitting room with French doors to a balcony, modern kitchen, spacious bedroom and shower room. Unfurnished.

£1,248 PCM



This lovely retirement property, with double glazing and approximate room sizes, comprises...

Ground Floor

Communal Entrance

With secure access and both a lift and stairs to the upper floors.

First Floor

Entrance Hall

9'10" max x 7'5" max

Having coving, coat hooks, alarm pull cord and a useful storage cupboard with shelves.

Sitting Room

19'3" max x 12'5"

This spacious living room has coving, two wall lights, two radiators, television and telephone points and a video entryphone. There is a window to the side elevation and French doors lead out to a balcony overlooking the gardens to the side.

Kitchen

7'10" x 8'5"

Fitted with a range of cream base and wall units having wood effect work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven and grill, four ring ceramic hob with cooker hood over, fridge freezer, washing machine and dishwasher. There is also a lockable medicine cabinet, large mirror, recessed spotlights, under unit lighting and wood effect vinyl.

Bedroom One

15'10" x 8'10"

This spacious double has fitted wardrobes and matching chest of drawers, entry phone, radiator, television and telephone points. There is also a window to the side elevation overlooking the gardens.

En-Suite

7'5" x 7'0"

Having a large walk in shower enclosure with fitted glazed screen, low suite w.c. and wall hung basin with mixer tap. There is also a radiator, recessed spotlights, shaver point, mirror and alarm pull cord. Vinyl flooring and fully tiled walls.

Bedroom Two

15'4" x 7'6"

Having coving, radiator, television and telephone points, coat hooks and a window to the side elevation.





Bathroom

7'6" max x 4'9" max

Fitted with a white suite comprising a panelled bath with mixer tap, low suite w.c. and wall hung basin with mixer tap. There is also a radiator, shaver point, mirror, recessed spot lights and an alarm pull cord. Vinyl flooring and fully tiled walls.

Communal Grounds

The property has well maintained enclosed communal gardens to the rear and there is parking available to the front.

Council Tax

Bradford Metropolitan District Council Tax Band D.

Service Charge

A monthly service charge, currently £819.51, is payable in addition to the rent.

Agent Notes

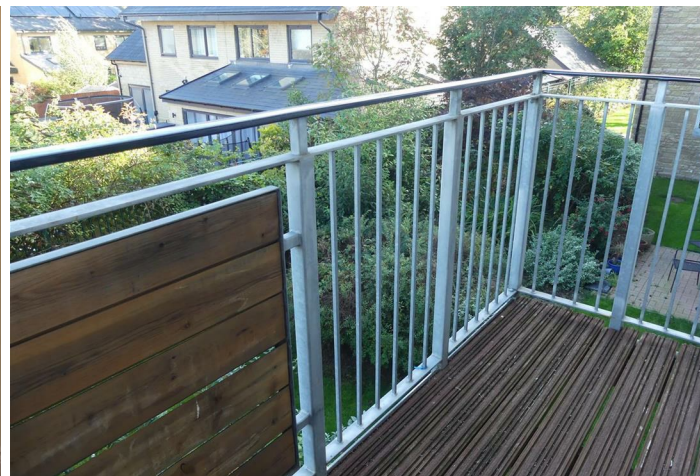
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material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

Rental Procedure

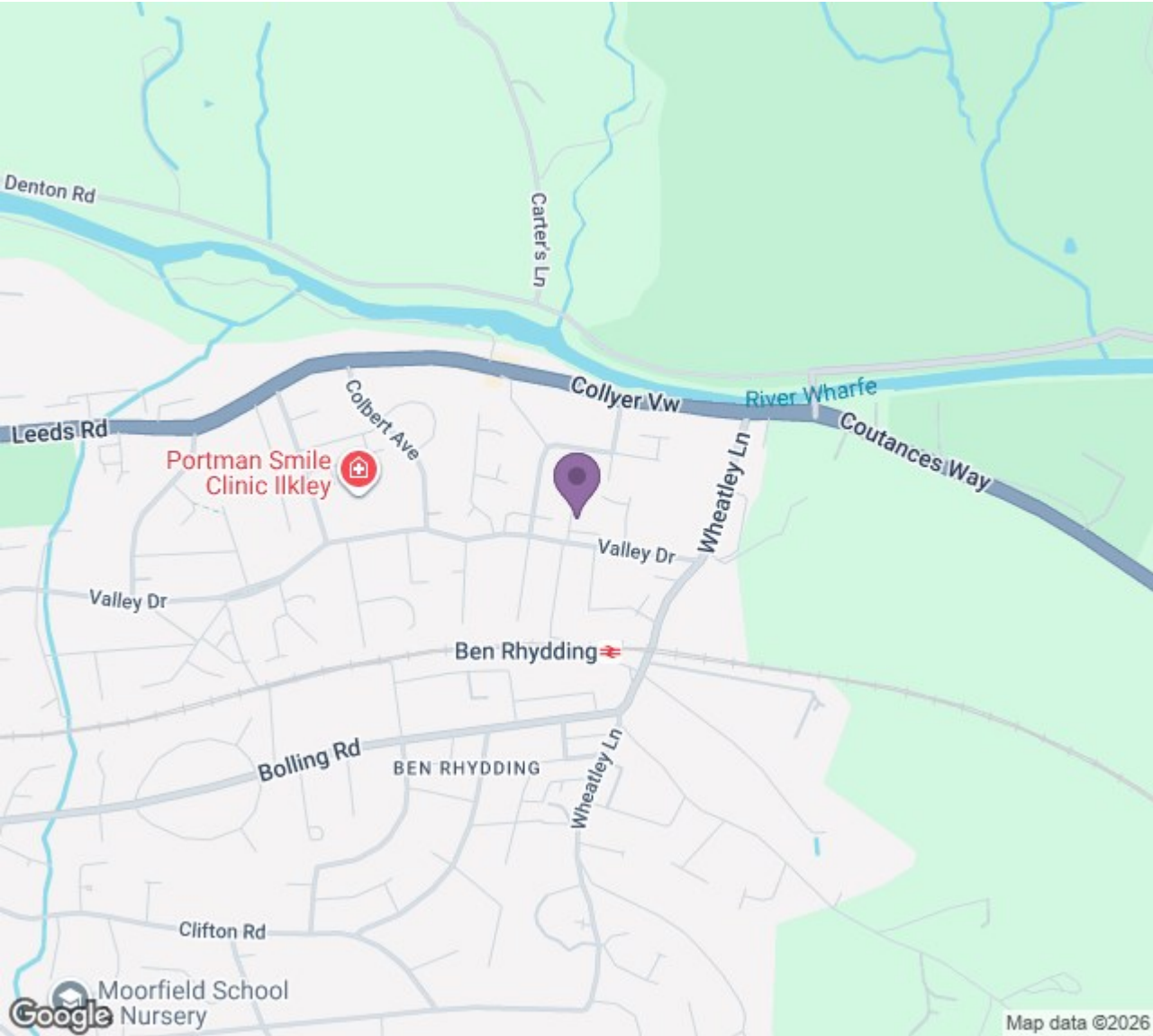
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	84	84
(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 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