




- Spacious Four Bedroomed Town House
- Sitting Room
- Dining Kitchen
- En-Suite Facilities to Two Bedrooms
- Enclosed Lawned Garden & Patio to the Rear
- Integral Garage and Block Paved Driveway
- EPC Rating: B
- Central Location
- Available late May

### 3 Elim Court, Wharfe View Road, Ilkley, LS29 8DY

This beautifully presented spacious family town house is conveniently located within walking distance of the park and the town centre and offers well proportioned four bedroomed accommodation, arranged over three floors, with an integral garage, off street parking and an enclosed lawned garden with patio to the rear. Unfurnished.



**£1,695 PCM**



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

#### **ENTRANCE HALL**

20' 3" x 6' 4" max

With wood effect flooring and a radiator.

#### **UTILITY**

Located just off the hall with an extractor fan and plumbing for a washing machine.

#### **CLOAKROOM**

Fitted with a low suite w.c., wash basin, heated towel rail, extractor fan and wood effect flooring.

#### **BEDROOM FOUR / OFFICE / PLAYROOM**

16' 4" 13' 2"

A lovely room having fitted cupboards and French doors opening out to the rear garden.

#### **FIRST FLOOR LANDING**

Having a radiator and window to the front.

#### **SITTING ROOM**

16' 4" x 16' 1"

A well proportioned room with contemporary gas fire set in an attractive stone surround, television and telephone points, radiator. window to the rear and French doors opening to a balcony with long distance views to the rear.

#### **DINING KITCHEN**

23' 0" X 9' 9"

Fitted with a range of base and wall units having quartz work surfaces and stainless steel sink unit with mixer tap. Integral appliances comprise electric oven, five ring gas hob with cooker hood and dishwasher. There is also a radiator, television point, wood effect flooring and a window to the front.





## SECOND FLOOR LANDING

With radiator.

## BEDROOM TWO

16' 0" x 9' 7"

With television and telephone points, radiator and window to the rear.

## EN-SUITE SHOWER ROOM

5' 11" x 5' 8"

Fitted with a white suite comprising a shower enclosure with quadrant doors, vanity unit with wash basin and low suite w.c. Heated towel rail, extractor fan and Velux window.

## BEDROOM THREE

16' 11" x 9' 5"

With television and telephone points, radiator and window to the front.

## HOUSE BATHROOM

6' 3" x 6' 2"

Fitted with a white suite comprising panelled P-shaped bath with shower over, wash basin and low suite w.c. Heated towel rail, extractor fan and shaver point.

## STUDY AREA

16' 0" x 6' 3"

Having wall lights, radiator and a window to the rear.

## THIRD FLOOR

### MASTER BEDROOM

16' 3" x 15' 3"

With television and telephone points, radiator, built in wardrobe and Velux window.





### EN-SUITE SHOWER ROOM

7' 6" x 7' 1" to eaves

Fitted with a shower cubicle, wash basin and low suite w.c. Heated towel rail, extractor fan and shaver point.

### GARDEN

There is an enclosed lawned garden with patio to the rear.

### GARAGE & PARKING

A block paved driveway to the front leads to the integral garage, which has light and power.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band F.

### NO PETS

Please note that this property does not accept pets.

### AGENT NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. 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.

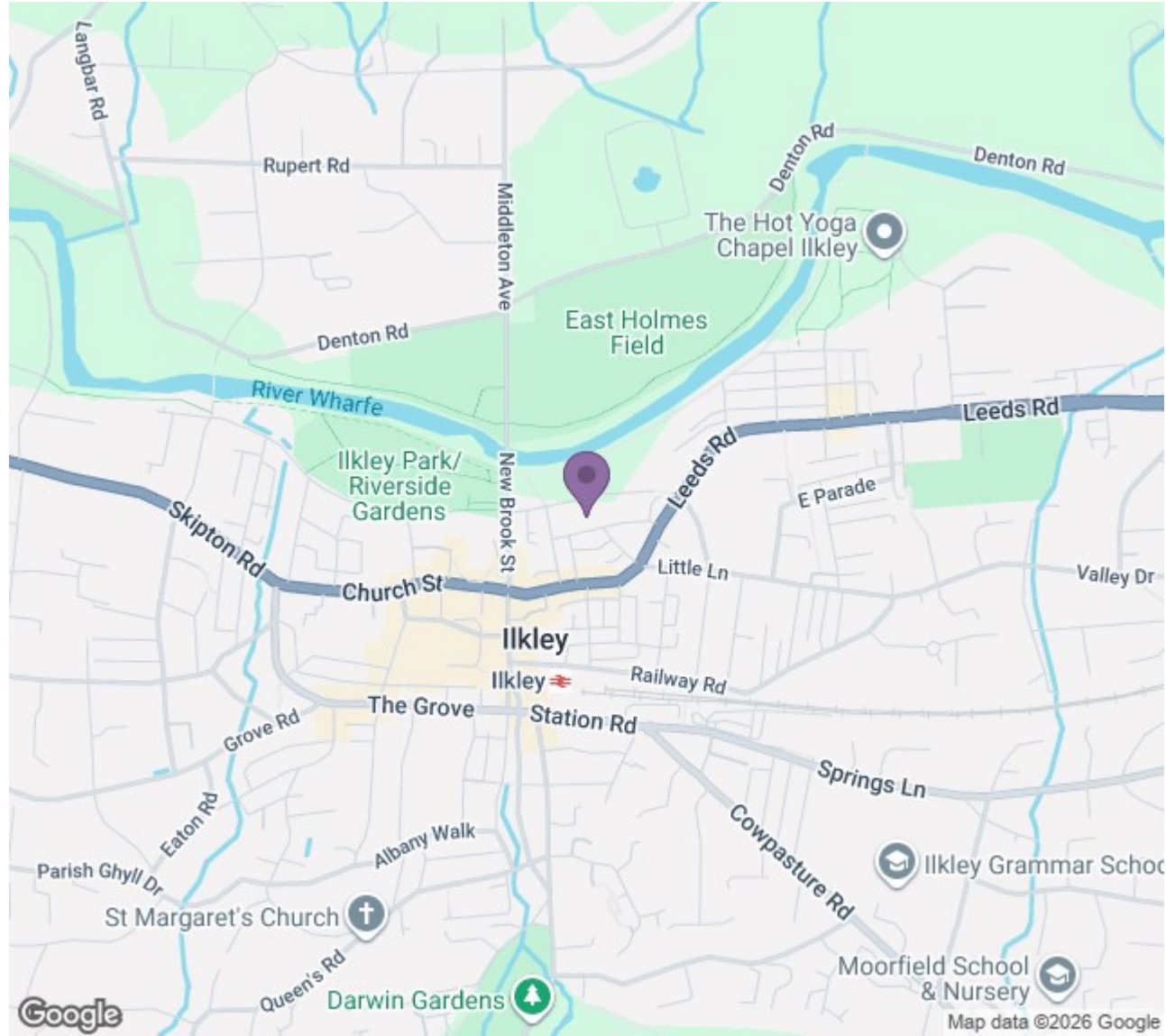
## PAYMENTS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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