



- Three Bedrooms
- Recently Refurbished
- Rear Courtyard
- Modern Kitchen
- Village Location
- Close to Train Station
- EPC Rating D
- Council Tax Band C
- Unfurnished

3 Derry Hill, Menston, Ilkley, LS29 6NE

This recently refurbished, well proportioned three bedroomed cottage is located in the heart of Menston village, close to all amenities and within walking distance of the train station. Unfurnished.

£950 PCM



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

Sitting Room

13'02" x 11'04"

Having wood effect laminate flooring, cornice, TV and telephone points, radiator and a window to the front elevation.

Dining Kitchen

12'06" x 11'07"

Modern shaker style fitted kitchen with light grey base and wall units, solid quartz work tops and undermounted sink with mixer tap. Integrated appliances include a fridge freezer, electric oven and ceramic halogen hob with cooker hood over. There is also plumbing for washing machine, two LED spotlight tracks, radiator and polished limestone tiled floor. Window to the rear elevation and a door leading out to the rear yard.

First Floor

Bedroom One

12'07" x 11'06"

With a radiator and a window to the front elevation.

Bedroom Three

7'10" x 7'02" (widest)

Fitted carpet, light pendant, radiator.

Bathroom

11'00" x 4'08"

Fitted with a white suite comprising a panelled bath with thermostatic shower over and screen, thermostatic shower, pedestal wash basin and low level w.c. There is also a mirror fronted cabinet, heated towel rail and LED spot lights. Par

Second Floor

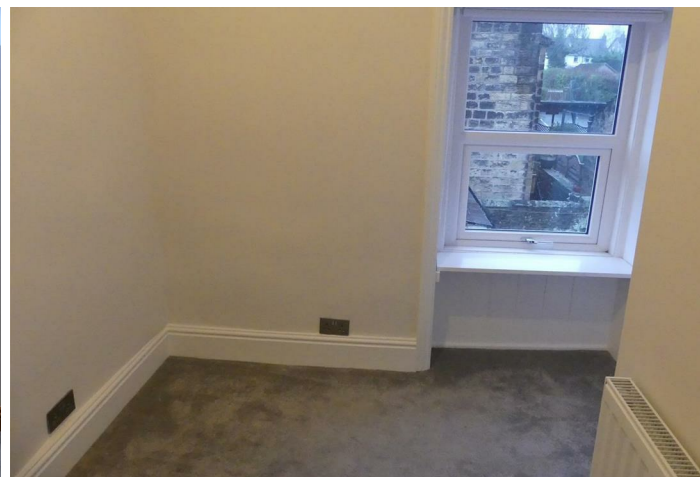
Bedroom Two

11'06" x 11'00" to eaves

Having stripped beams, TV point, wall mounted cupboard with hanging rail below and eaves storage housing the boiler. Velux window.

Outside

There is an enclosed courtyard to the rear of the property.





Council Tax

Bradford Metropolitan District Council Tax Band C.

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

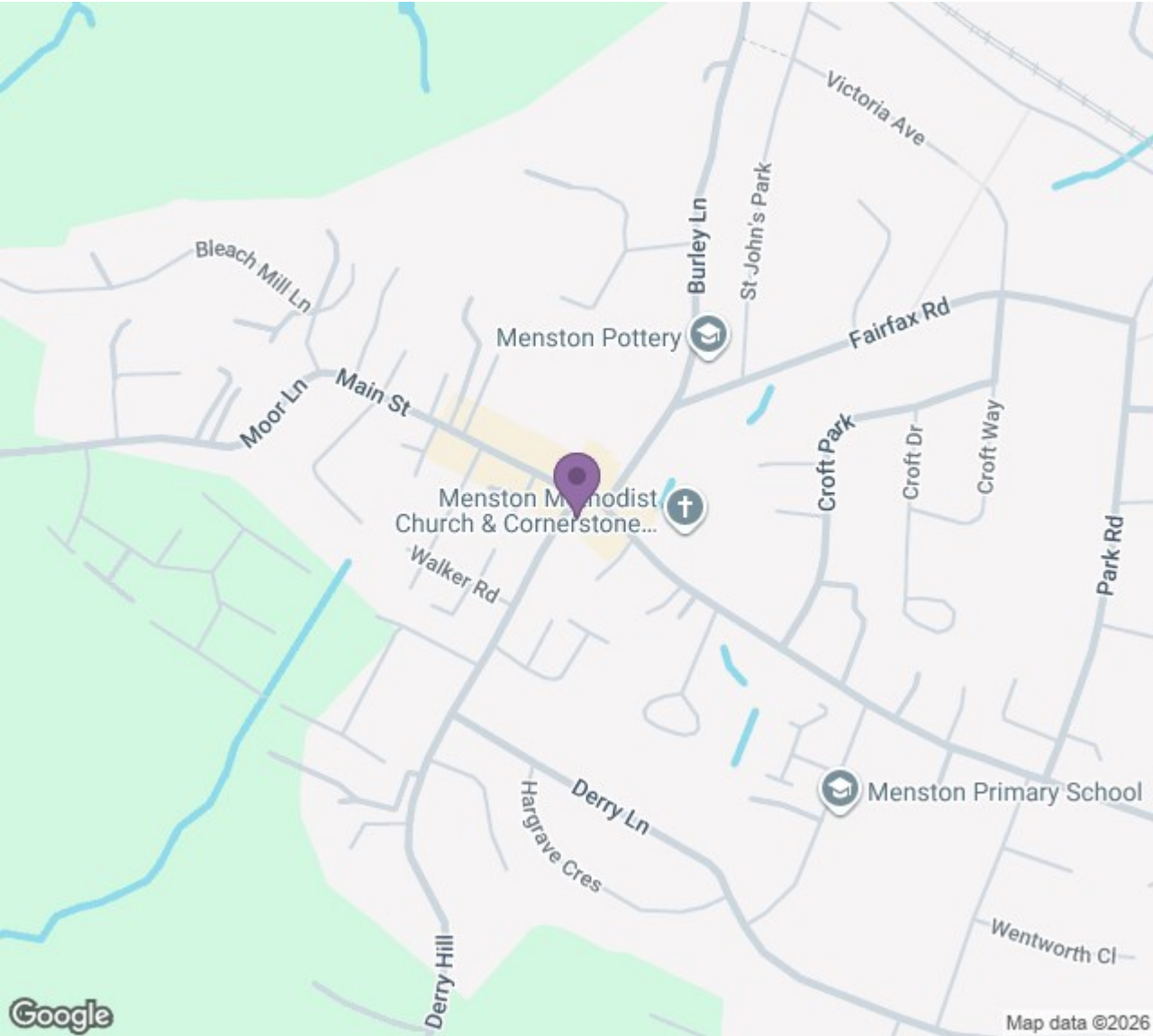
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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