



Asking Rent £650 pcm

- Newly Converted second floor apartment
- Contemporary style accommodation
- 2 bedrooms
- Convenient for the village centre and railway station

Flat 3, 105 Bradford Road, Menston, LS29 6BU

Located within close proximity to Menston railway station, this newly converted second floor apartment offers light and airy contemporary style accommodation.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655 Email: ilkley@dacres.co.uk

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General remarks

The well appointed accommodation briefly comprises: communal entrance hall, stairs to second floor, reception hall with intercom, stylish living/dining kitchen incorporating integrated fridge freezer, hob and oven, master bedroom, second bedroom and stylish shower room. Optional further rent for parking

Directions

From Ilkley, follow the A65 towards Menston. Continue past The Fox on the right hand side and the cricket ground. The property is located a short way along on the right hand side at the junction of Station Road.

Agent's notes

Assured Shorthold Tenancy – minimum 6 month term on an Assured Shorthold Tenancy
Deposit £750
Restrictions – NO SMOKERS
Rent is exclusive of all usual tenant outgoings unless otherwise stated.

If any issue such as location, communications or condition of the

property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Application procedures and fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/ or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per annum)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate is charged on any unpaid rent from Rent Due Date. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to for landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

Ref: IKL200016





ARRANGE A VIEWING

Call 01943 600655 or email
ilkley@dacres.co.uk



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