



- Spacious Bungalow
- Large Sitting Room
- Breakfast Kitchen
- Master Bedroom with En-Suite
- Garage & Two Driveways

## **20 Browsfield Road, Addingham, Ilkley, LS29 0TF**

This deceptively spacious bungalow is newly recarpeted and decorated throughout and offers accommodation including a breakfast kitchen, large sitting room, master bedroom with en-suite shower room, a further double bedroom, single bedroom / study and bathroom. The property also has a garage and two driveways provide ample off street parking. Unfurnished. EPC Rating: B



**£1,495 pcm**



This lovely property, with gas fired central heating, solar panels, double glazing and with approximate room sizes, comprises...

#### **ENTRANCE HALL**

Welcoming L-shaped entrance hall having a good sized storage / cloaks cupboard and an additional cupboard housing the boiler.

#### **BREAKFAST KITCHEN**

12' 5" x 8' 10" (3.78m x 2.69m) Fitted with a range of base and wall units having complementary work surfaces, a small breakfast bar, stainless steel sink with waste disposal unit, and tiled splashbacks. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood and integrated dishwasher. There is also plumbing for a washing machine and space for a fridge freezer. Large window to the front elevation.

#### **SITTING ROOM**

19' 5" x 11' 10" (5.92m x 3.61m) The large sitting room has patio doors leading out to the rear patio, radiator, television and telephone points, coving and a window to the side elevation.

#### **MASTER BEDROOM**

12' 5" x 10' 0" (3.78m x 3.05m) Having a range of fitted wardrobes and drawers and a matching free-standing bedside cabinet, coving, radiator, telephone point and a window to the rear elevation.

#### **EN-SUITE SHOWER ROOM**

5' 7" (to shower)" x 4' 5" (1.7m x 1.35m) Fitted with a shower enclosure, low suite w.c. and wash basin. There is also a radiator and extractor fan. Fully tiled walls.

#### **BEDROOM TWO**

11' 3" x 9' 9" (3.43m x 2.97m) A double bedroom having a fitted wardrobe with matching free-standing bedside cabinets, coving, radiator, telephone point and a window to the front elevation.







### STUDY / BEDROOM THREE

8' 1" x 7' 10" (2.46m x 2.39m) With a radiator, telephone point, television cable and window to the side elevation.

### HOUSE BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m) Fitted with a suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. There is also a radiator and an extractor fan. Fully tiled walls and floor. Window to the side elevation.

### LOFT STORAGE

There is access, via a drop down ladder, to a spacious loft with large boarded area for storage.

### GARAGE

17' 8" x 9' 9" (5.38m x 2.97m) The property has a single garage with light, power, sink unit and a door leading out to the rear garden.

### PARKING

There is ample off street parking provided on two driveways.

### GARDENS

The property has a large patio area to the rear and attractive low maintenance gardens to both the front and rear.

### COUNCIL TAX


Band D.

### AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	91	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

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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