



- Charming Studio Style Cottage
- High Specification Throughout
- Stylishly Furnished
- Underfloor Heating to the Ground Floor
- Vaulted Double Bedroom with Juliet balcony
- Open Living Area & Well Equipped Kitchen
- Modern Shower Room
- EPC Rating: D
- Available 6th July

## The Old Chemist, 4 Druggist Lane, Addingham, Ilkley, LS29 0NT

**£650 PCM**

This charmingly quirky studio style cottage is ideally suited to a single professional and is tucked away just off the Main Street. The property retains many original features, whilst having a contemporary modern feel throughout and underfloor heating to the ground floor. This gorgeous cottage must be viewed to be appreciated and offers well planned accommodation comprising a living area with modern well-equipped kitchen to the ground floor and a beautiful double bedroom with vaulted ceiling, window seat and a Juliet balcony plus a smart modern shower room to the first floor. Stylishly Furnished.



This beautiful cottage, with electric heating, double glazing and approximate room sizes, comprises:

#### **LIVING ROOM**

10'11" x 8'10"

The well planned living area has an attractive wood effect tiled floor and a window to the front elevation. There are television and telephone points and high level storage area. The kitchen area is fitted with a range of base and wall units having a stainless steel sink unit and mixer tap. Integrated appliances comprise an electric oven, ceramic hob with cooker hood over, washing machine, dishwasher and an under counter fridge with freezer compartment. A microwave oven, kettle and toaster are also included.

#### **FIRST FLOOR**

Accessed via a twisting staircase.

#### **BEDROOM**

9'6" x 8'11"

The beautifully presented bedroom has windows to both the front and rear with a window seat to the front window. There is a recessed wardrobe with hanging rails, radiator and a high recessed storage area.

#### **SHOWER ROOM**

4'11" x 4'8"

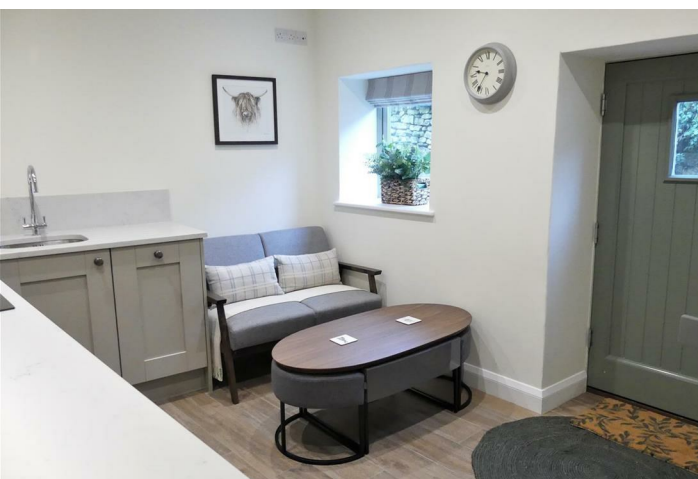
Fitted with a shower enclosure, low suite w.c. and vanity unit with basin and mixer tap. There is also a mirrored cabinet, heated towel rail, extractor fan, tiled floor and part tiled walls.

#### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band B.

#### **PETS**

Please note that this property does not accept pets.





### AGENTS NOTES

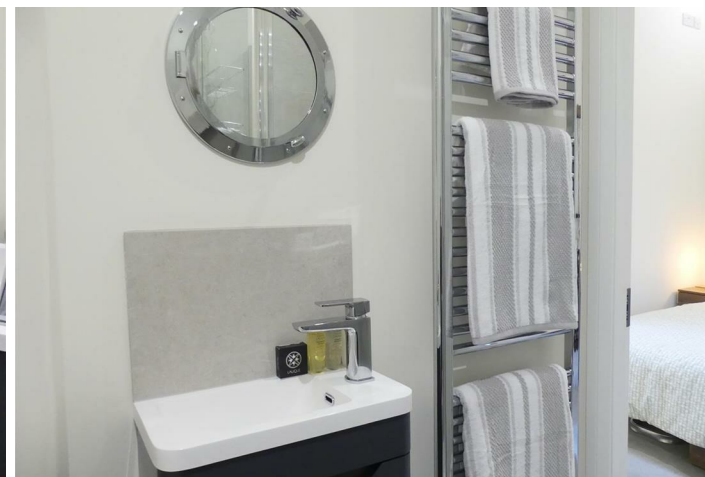
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

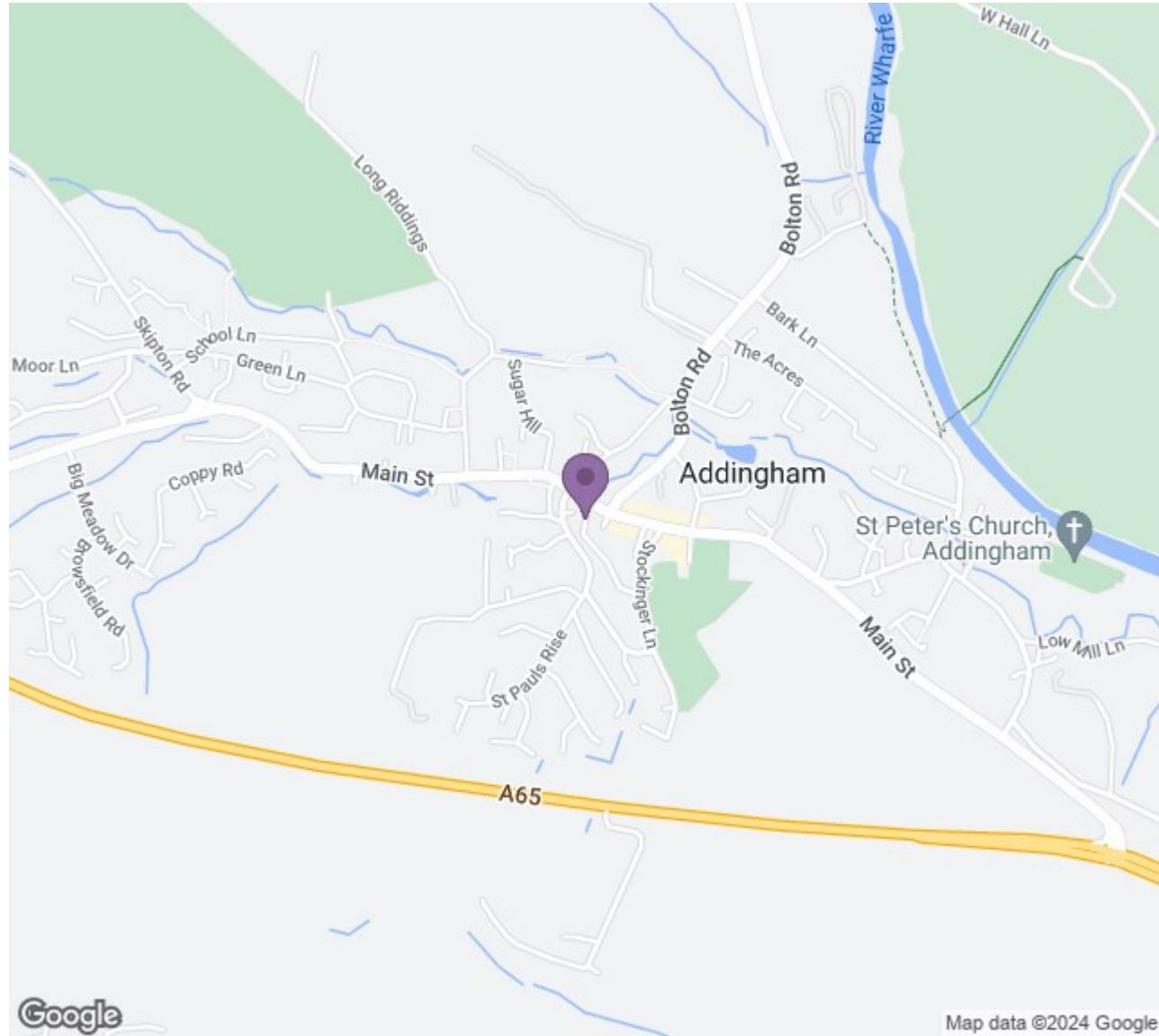
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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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