



- Stylish Modern Home
- Four Bedrooms
- Sitting Room with Balcony
- Dining Kitchen
- Study / Playroom
- House Bathroom & En-Suite
- Paved Garden to the Rear
- EPC Rating: B
- Unfurnished

## 7 Parsons Meadow, Addingham, Ilkley, LS29 0FG

This beautiful modern home has been finished to a high specification and offers spacious accommodation on the edge of this ever popular village. The accommodation is arranged over four floors and includes four good sized bedrooms and two bathrooms. There is an integral garage plus driveway to the front and a low maintenance enclosed paved garden to the rear. Unfurnished.

**£2,200 PCM**





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

## GROUND FLOOR

### RECEPTION HALL

25' 8" x 6' 8"

A welcoming hallway with attractive wood effect flooring, recessed spotlights and radiator.

### CLOAKROOM

5' 2" x 3' 1"

Fitted with a pedestal wash basin with low suite w.c. Wood effect flooring, recessed spotlights and radiator.

### UTILITY ROOM

5' 3" x 5' 2"

Having an integrated washing machine and space for a tumble dryer. Wood effect flooring, recessed spotlights and radiator.

### STUDY / PLAYROOM

10' 1" x 9' 8"

Having an extensive range of fitted cupboards and fitted desk with LED back lighting. Wood effect flooring and radiator.

### FIRST FLOOR

The light landing has a window to the side elevation, two radiators and a cupboard housing the hot water tank.



### SITTING ROOM

17' 1" x 12' 7"

Having a window to the front elevation and French doors leading out to a decked balcony with glass balustrade providing views over the meadow to Beamsley Beacon beyond. Range of useful fitted cupboards and a small child's desk, two radiators, television point and telephone point.





### DINING KITCHEN

17' 1" x 10' 5"

The bright dining kitchen is fitted with a range of base and wall units having granite work surfaces, inset sink unit and concealed lighting. Integrated appliances comprise a Rangemaster electric oven with five ring gas hob and cooker hood over, fridge freezer and dishwasher. There is also wood effect flooring, radiator, a window to the rear and French doors leading out to an enclosed courtyard garden to the rear.

### SECOND FLOOR

The landing has a window to the side elevation, two radiators and glazed balustrade.

### BEDROOM

12' 8" x 10' 2"

This beautifully presented spacious double bedroom has wood panelling with bedside cabinets, radiator and window to the front elevation.

### DRESSING AREA

6' 7" x 3' 3" to wardrobes

Fitted with a range of high quality wardrobes, drawers and overhead storage plus dressing table.

### BEDROOM THREE

10' 6" x 8' 11"

With a radiator and window to the rear elevation.

### BEDROOM FOUR

10' 6" x 7' 10"

With a radiator and window to the rear elevation.

### HOUSE BATHROOM

7' 3" x 6' 7"

The stylish bathroom is fitted with a white suite comprising panelled bath with shower over and glass screen, vanity unit with wash basin and low suite w.c. There is also a heated towel rail, tiled floor, part tiled walls and a window to the rear elevation.







## THIRD FLOOR

### LANDING / STUDY AREA

Having space for a desk or potential to create a reading nook, the landing has a radiator, Velux window and glass balustrade.

### MASTER BEDROOM

17' 2" x 8' 9"

This spacious double bedroom has two Velux windows, television and telephone points and a radiator.

### EN-SUITE SHOWER ROOM

8' 2" x 7' 4" max

Fitted with a recessed walk in shower, vanity unit with wash basin and low suite w.c. There is also a shaver point, Velux window, tiled floor and part tiled walls.

### OUTSIDE

#### INTEGRAL GARAGE

20' 3" x 9' 8"

The garage can be accessed internally via the reception hall or from the driveway via an electric door to the front, and houses the boiler.

#### DRIVEWAY

There is a block paved drive to the front of the house providing off street parking.

#### GARDEN

There is an attractive enclosed low maintenance paved garden with raised bed, bordered by a stone wall and accessed from the dining kitchen.

#### COUNCIL TAX

Bradford Metropolitan District Council Tax Band F



## 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.

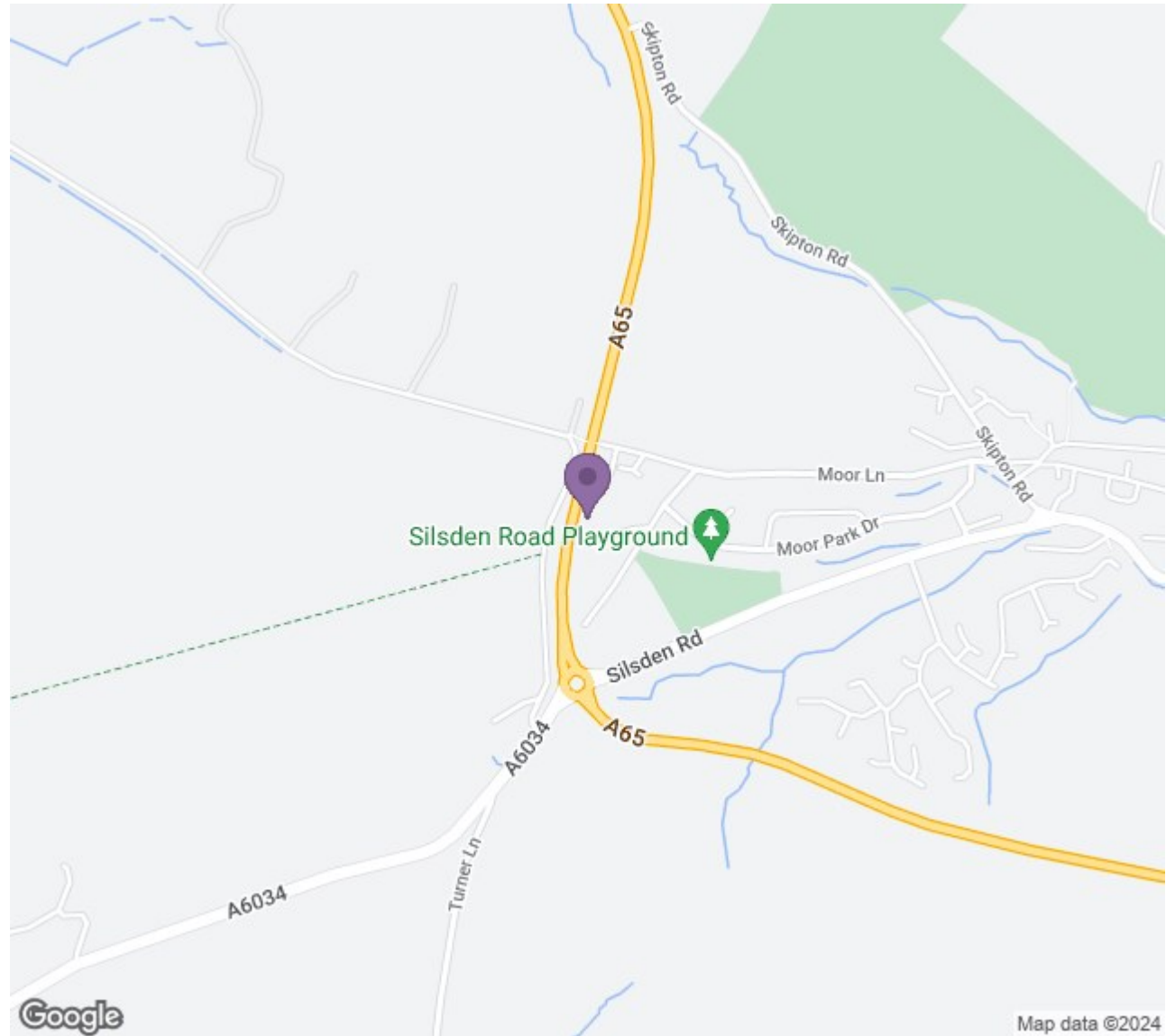
## PAYMENTS

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>		<b>94</b>
(81-91) <b>B</b>	<b>86</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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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