



- Characterful Converted Barn
- Lovely Rural Setting
- Two Bedrooms
- Sitting Room with Wood Burning Stove
- Kitchen
- Modern Shower Room
- Parking to the Side
- EPC Rating: E

## The Elm Moorside Lane, Addingham, Ilkley, LS29 9JY

This well presented and imaginatively converted barn retains many original features and is located in a picturesque rural setting. The property offers accommodation briefly comprising a sitting room, kitchen, shower room, bedroom / study and a mezzanine bedroom. There is also a paved patio to the front and off street parking to the side. Unfurnished.

**£995 PCM**



The property, with electric heating, double glazing and approximate room sizes, comprises..

#### **Entrance Hallway**

6' 11" x 3' 1"

With tiled floor.

#### **Kitchen**

11' 3" x 8' 4"

Fitted with a range of modern white gloss base and wall units having complementary wood effect work surfaces with inset composite sink unit with mixer tap. Appliances comprise an electric oven, ceramic hob with cooker hood and a slimline dishwasher. There is also plumbing for a washing machine, a modern storage heater and a window to the rear elevation.

#### **Living Room**

18' 1" x 13' 6"

Having a stone fireplace with wooden mantle and recessed log burning stove, vaulted ceiling with exposed beams and part exposed stone walls, modern storage heater, television and telephone points and glazed double doors to the front elevation.

#### **Inner Hallway**

With ceramic tiled floor and modern storage heater.

#### **Shower Room**

7' 8" x 5' 4"

Fitted with a white suite comprising a large walk-in shower enclosure with electric shower, low suite w.c. and vanity unit with basin. There are also two heated towel rails, fully tiled walls, wood effect flooring, extractor fan and a window to the front elevation.

#### **Mezzanine Bedroom**

13' 2" x 10' 3"

With exposed beams, television and telephone points, two Velux windows and a window to the side elevation.

#### **Bedroom Two / Study**

9' 3" x 6' 3"

Having a modern storage heater, exposed beams and a window to the front elevation.





### Outside

There is a paved patio area to the front and an additional storage space available to the side of the property with light and power.

### Parking

There is off street parking to the side of the house.

### 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.

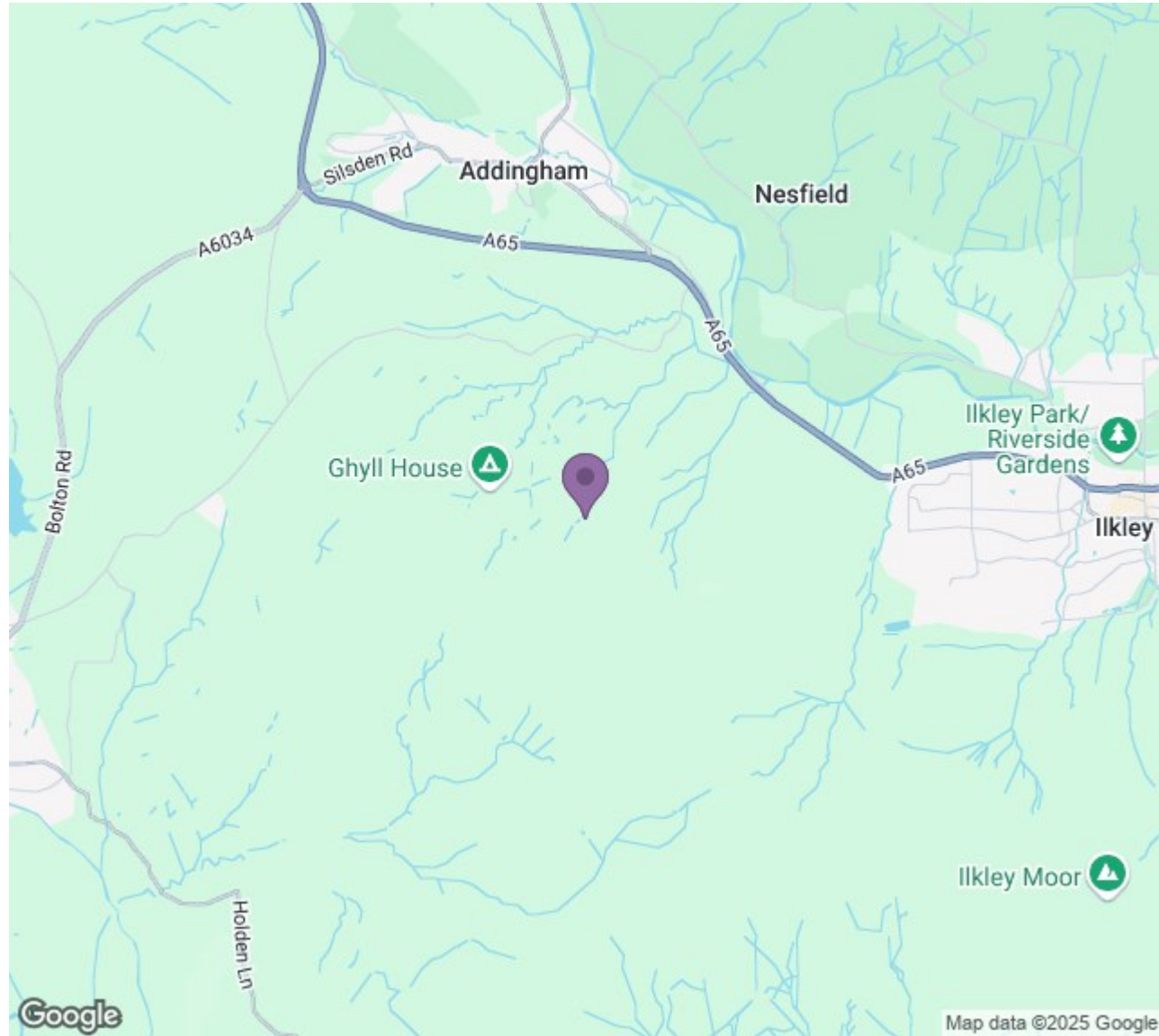
### Payments

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</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 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