



- Characterful Cottage
- Located in the heart of Addingham
- Large Living Room
- Breakfast Kitchen
- Three Bedrooms
- House Bathroom & Downstairs Cloakroom
- Parking to the Front
- EPC Rating: E
- Unfurnished

## 107 Main Street, Addingham, Ilkley, LS29 0PD

This characterful cottage is set in the heart of Addingham and offers three bedroomed accommodation arranged over three floors. The property briefly comprises a large beamed sitting room, breakfast kitchen, cloakroom, three bedrooms and bathroom. Unfurnished.



£995 PCM



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

#### **SITTING ROOM**

30'0" max x 13'0" max

The spacious living room has an electric fire set in a stone fireplace with stone hearth, wooden beamed ceiling, lit recesses, window seat, wall lights, television and telephone point, two radiators a useful understairs cupboard with coat hooks and a window to the front elevation.

#### **BREAKFAST KITCHEN**

14'11" x 9'5" max

The bright kitchen is accessed through an archway from the living room and is fitted with a range of cream and base wall units with wood effect laminated worksurfaces and breakfast bar and a ceramic sink unit with mixer tap. Integrated appliances comprise an electric oven, gas hob with cooker hood, under counter fridge, under counter freezer, washer dryer and dishwasher. The kitchen also houses the boiler and has a telephone point, tile effect vinyl flooring, a window to the rear elevation and a skylight.

#### **HALLWAY**

With a radiator and a door leading out to the side of the house.

#### **W.C.**

4'0" x 3'3"

Fitted with a white low suite w.c. and wall hung wash basin. Part tiled walls, vinyl flooring, extractor fan, radiator and mirror.

#### **FIRST FLOOR**

##### **BEDROOM ONE**

12'9" x 12'6" to wardrobe

This spacious double has a recessed built in wardrobe, radiator, television and telephone points and a window to the front elevation.

##### **BEDROOM TWO**

13'4" + window recess x 6'11"

Having a radiator, telephone point, built-in cupboard with hanging rail and a window to the rear elevation.





### **BATHROOM**

7'7" x 5'2"

Fitted with a white suite comprising a panelled bath with electric shower over, low suite w.c. and a pedestal wash basin. There is also a mirror, light with shaver point, radiator, extractor fan, recessed storage cupboard and a window to the rear elevation. Vinyl flooring and fully tiled walls.

### **SECOND FLOOR**

#### **BEDROOM THREE**

12'10" max x 12'5" max

Having wooden beamed ceiling, Velux window to the rear, telephone point, radiator and built in storage cupboard. Restricted head room.

#### **PARKING**

There is space to park in front of the property.

#### **COUNCIL TAX**

Bradford Metropolitan District Council Tax Band D.

#### **AGENT NOTES**

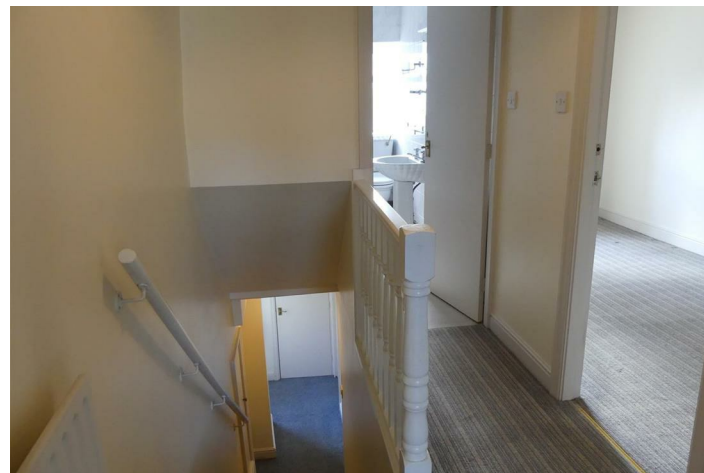
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

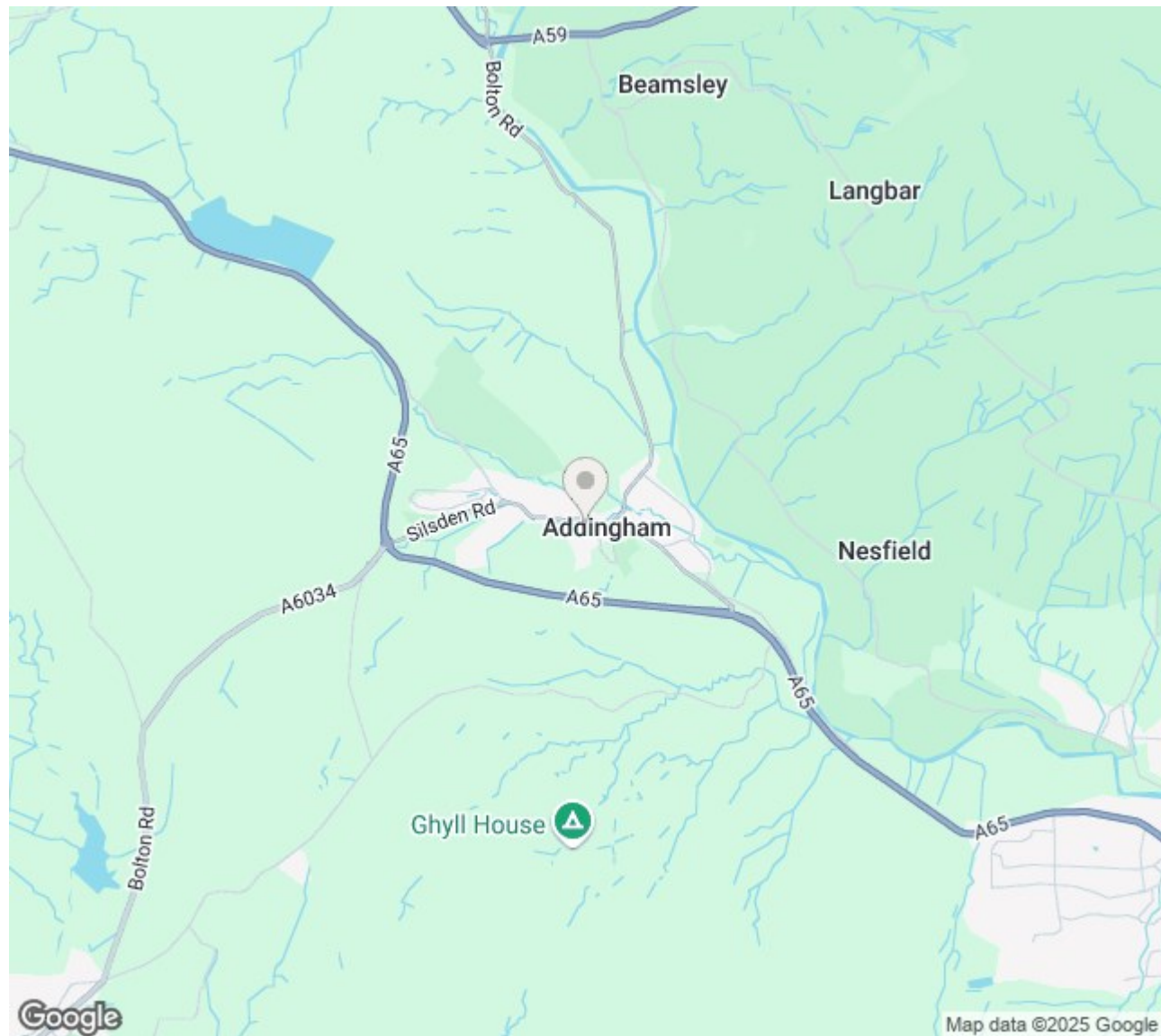
2. The first month's rent is payable in advance prior to the commencement of the tenancy.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	49	
(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