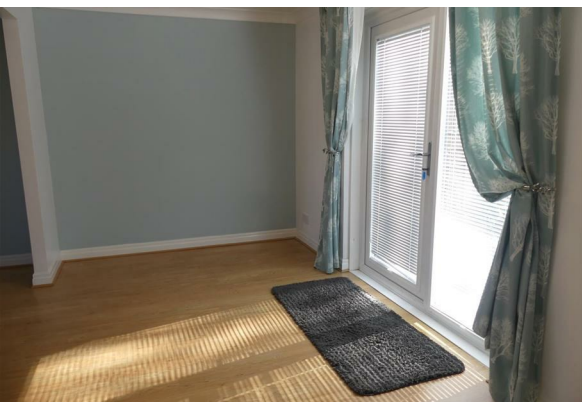




- Well Presented Property on a Popular Residential Development
- Three Bedrooms
- Open Plan Living Area with French Doors to Rear
- Kitchen
- Bathroom
- Enclosed South Facing Garden
- Integral Garage
- EPC Rating: D

3 Lime Close, Addingham, Ilkley, LS29 0TP

This smartly presented property is conveniently located for easy access to both Ilkley and Skipton and offers bright accommodation briefly comprising an open plan living room, kitchen, three bedrooms and bathroom. There is also an integral garage, driveway with parking for two cars and an enclosed terraced garden to the rear. Unfurnished.

£1,395 PCM



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

Entrance Hall

With radiator and shelf. Internal door to Garage.

Sitting Room

14'9" x 13'2" max

Having a cream fireplace and hearth with inset electric fire, television and telephone points, wood effect laminate flooring, coving, radiator and a window to the front elevation. Open through to:

Dining Area

13'2" x 7'9"

With wood effect laminate flooring, coving, radiator and French doors leading out to the rear garden.

Kitchen

9'4" x 8'8"

Fitted with a range of modern white base and wall units having complementary laminated work surfaces and a plastic sink unit with mixer tap. Integrated appliances comprise an electric oven with four ring gas hob, cooker hood, dishwasher and fridge freezer. There is also a radiator, vinyl flooring and a window to the rear elevation.

First Floor

Bedroom One

20'7" x 9'4"

This bright and spacious double has a radiator, a window to the rear elevation and a Velux window to the front.

Bathroom

6'3" x 6'0"

Fitted with a white suite comprising a panelled bath with thermostatic shower over and a folding glazed screen, wash basin and low suite w.c. There is also a radiator, extractor fan, shaving mirror, cupboard and a window to the rear elevation.

Bedroom Two

13'0" x 9'11"

Newly carpeted and having a radiator, television and telephone points, useful recessed cupboard, with hanging rail and light, and a window to the front elevation.

Bedroom Three

9'4" x 6'10"

Having a radiator and a window to the rear elevation.





Integral Garage & Driveway

17'6" x 9'6"

The garage has a range of useful fitted cupboards and worktop with stainless steel sink unit and mixer tap, plumbing for a washing machine, tap, light and an electric roller door. The garage also houses the boiler. To the front a driveway provides off street parking for two cars.

Garden

There is an enclosed terraced garden to the rear with a large paved area off the dining area forming a lovely suntrap.

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

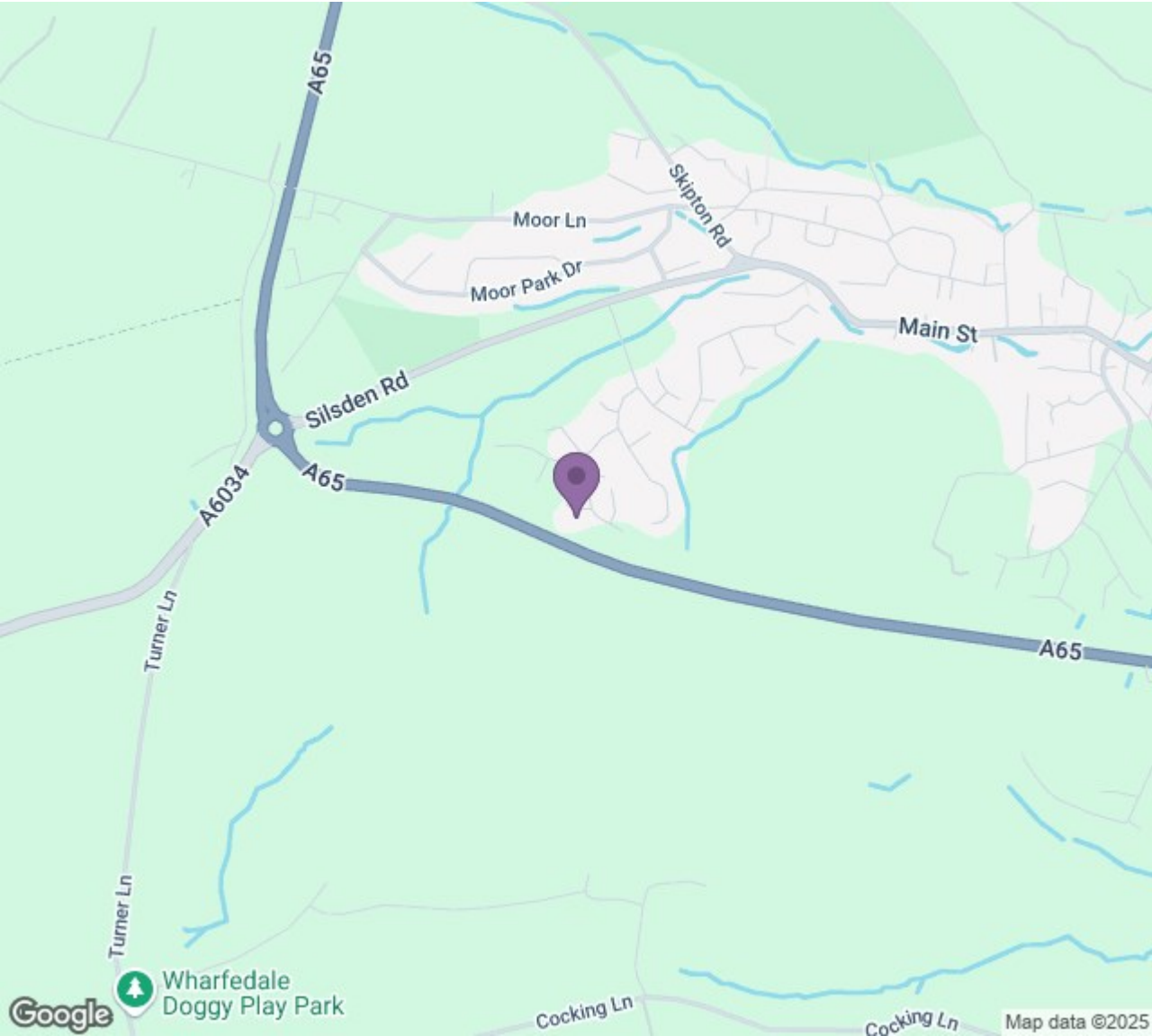
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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