



- Lovely Character Cottage
- Sitting Room with Stove
- Spacious Kitchen
- Snug
- Four Bedrooms

Ghyll Fold Cottage, Gill Lane, Yeadon, Leeds, LS19 7DG

This beautiful characterful cottage has long distance views across the valley and comprises a spacious dining kitchen, sitting room with stove, snug, utility room and w.c, master bedroom with en-suite, three further double bedrooms and a house bathroom. Mature lawned gardens, stone outbuildings and parking for two cars. Unfurnished.

£1,595 pcm



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

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor.

SITTING ROOM

18' 5 into bay" x 13' 2" (5.61m x 4.01m) Situated at the front of the property the sitting room overlooks the lawned garden through a bay window and has an additional window to the side elevation. There is also a large feature fireplace with a woodburning stove, radiator, telephone point, wall lights, wooden flooring and a large exposed beam.

SNUG

17' 2 max" x 8' 10" (5.23m x 2.69m) Just off a small central vestibule the snug again has wooden flooring, windows to the side and rear elevation, wall lights, radiator, telephone point and a large exposed beam.

DINING KITCHEN

16' 1" x 12' 6" (4.9m x 3.81m) Fitted with a range of base and wall units having complementary work surfaces and a white ceramic sink unit with mixer tap. Appliances comprise a range style dual fuel cooker with five ring gas hob, cooker hood and integrated dishwasher. There is also space for a fridge freezer. Radiator, recessed spotlights, vinyl flooring and a window to the front elevation.

UTILITY ROOM

13' 8" x 9' 6 max" (4.17m x 2.9m) Fitted with base units there is also plumbing for a washing machine, radiator, boiler and coat hooks. Vinyl flooring and an internal window to the dining kitchen.





W.C.

5' 7" x 3' 5" (1.7m x 1.04m) Fitted with a low suite w.c. and small vanity unit with wash basin. Large recessed storage cupboard. Tiled floor.

FIRST FLOOR

MASTER BEDROOM

13' 8" x 13' 4" (4.17m x 4.06m) A lovely bedroom having an exposed stone wall, exposed beams and a decorative fireplace. Wooden floor, window and Velux window to the front and a radiator.

EN-SUITE SHOWER ROOM

7' 8" x 2' 11" (2.34m x 0.89m) Having a walk in shower enclosure, pedestal wash basin and low suite w.c. There is also a radiator with towel rail, an extractor fan and tiled floor.

BEDROOM TWO

17' 8" x 9' 8" (5.38m x 2.95m) This double bedroom has part exposed stone walls and exposed beams, two radiators and windows to the side and rear elevations.

BEDROOM THREE

14' 6" x 10' 11 max" (4.42m x 3.33m) This double bedroom again has wooden flooring, an exposed wooden beam, radiator and a window to the front overlooking the gardens.

BEDROOM FOUR

16' 8" x 9' 5" (5.08m x 2.87m) Having wooden flooring, a range of exposed wooden beams, decorative brick fireplace and radiator. There is also a window and two Velux windows.





BATHROOM

6' 5" + door recess" x 6' 1" (1.96m x 1.85m) Fitted with a white suite comprising a large bath with shower over and glass screen, pedestal basin and low suite w.c. There is also a radiator incorporating a towel rail, and a window to the front elevation. Tiled floor and part tiled walls.

GARDENS

The property has mature lawned gardens with stunning long distance views across the valley. There are also several stone outbuildings.

PARKING

There is parking for two cars.

DIRECTIONS

Travelling towards Yeadon from Guiseley continue along the A65 towards Leeds until you reach the large JCT600 roundabout. Turn right onto Apperley Lane then the first right into Gill Lane. Continue straight ahead where the sign reads 'no through road' and the entrance to the property can then be found on the left hand side. A short way up the drive you find the parking space and a sign for the cottage.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.



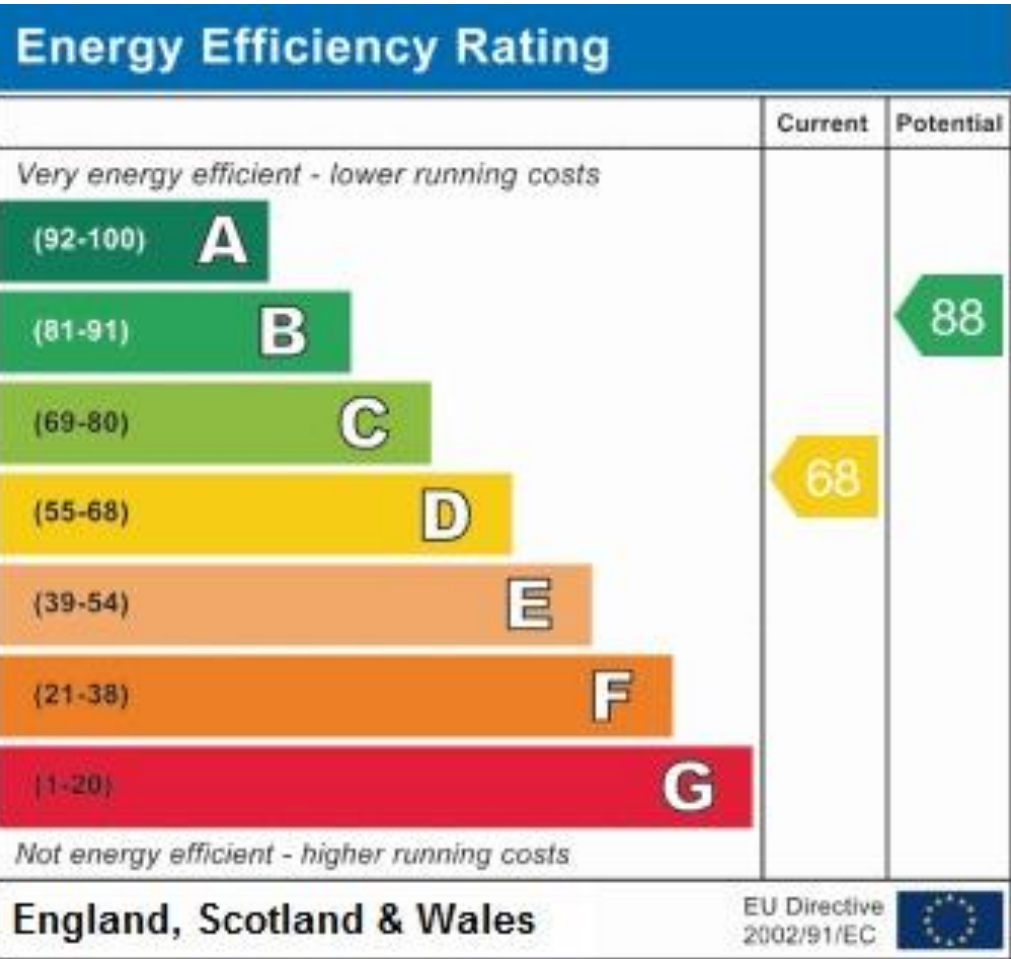
RENTAL PROCEDURE

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.





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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