



- Spacious Characterful Cottage
- Three Double Bedrooms
- Sitting Room with Stove
- Large Kitchen

### **19 Main Street, Addingham, Ilkley, LS29 0PD**

A charming and deceptively spacious three bedroomed terrace with enclosed garden and parking to the rear, located in the heart of this popular village. Unfurnished.



**£895 pcm**



### **SITING ROOM**

13' 2" x 11' 10" (4.01m x 3.61m) The cosy sitting room has a stove, useful built in cupboard and shelving, telephone point, radiator and a window to the front elevation.

### **DINING KITCHEN**

13' 7" x 11' 10" (4.14m x 3.61m) Fitted with a range of striking base and wall units having laminate work surfaces and stainless steel sink unit with mixer tap. Appliances comprise integrated electric oven, electric hob with cooker hood over, dishwasher and fridge freezer. There is also a decorative range, useful understairs cupboard and a door and window to the rear.

### **FIRST FLOOR**

#### **BEDROOM THREE / SECOND SITTING ROOM**

14' 10" x 12' 1" (4.52m x 3.68m) This lovely light room has fitted shelving, two radiators and two windows to the rear elevation.

#### **BATHROOM**

11' 10" x 8' 1" (3.61m x 2.46m) The spacious bathroom is fitted with a four piece suite comprising a bath, shower enclosure, low suite w.c. and wall-hung basin. There is also a washing machine, extractor fan, wall-mounted cabinets, radiator and a window to the front elevation.

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

Having a hand wash basin, low suite w.c. and extractor fan.

### **SECOND FLOOR**

#### **BEDROOM ONE**

15' 0" x 11' 9" (4.57m x 3.58m) This lovely double bedroom has exposed beams, recessed spotlights, two radiators and two windows to the rear elevation.





## BEDROOM TWO

12' 5" x 11' 10" (3.78m x 3.61m) Having a vanity unit and wash basin tucked away in the corner this spacious bedroom also has a radiator and window to the front elevation. A built-in cupboard houses the boiler.

## OUTSIDE

There is parking to the rear and a lawned garden with wooden shed.

## COUNCIL TAX

Band C.

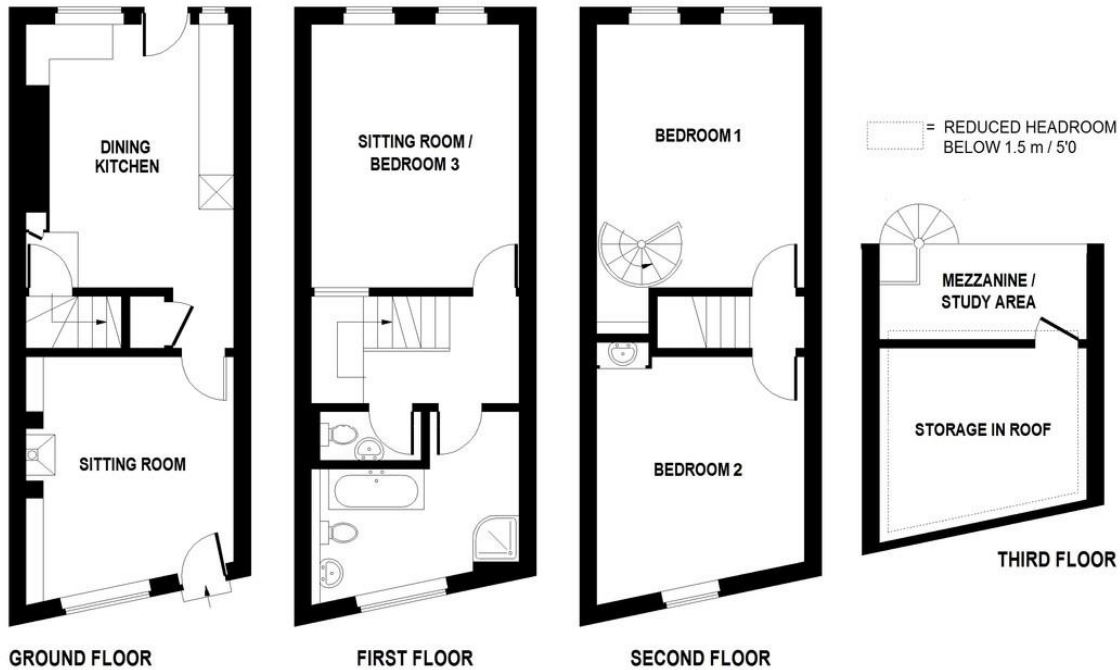
## AGENTS NOTES

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.





### 19 MAIN STREET

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 654630)

### 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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 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