



- Stunning Detached Barn Conversion
- Beautiful Countryside Location
- Newly Refurbished
- Long Distance Views
- Four Bedrooms, Two En-Suite

Low Laithe Barn, Langbar, Ilkley, LS29 0EP

A stunning detached barn conversion situated in a beautiful rural location with long distance country views from the lawned garden. Stylish kitchen, large living room, cloakroom, four bedrooms, two of which are en-suite, plus a stylish shower room with large feature window. Lawned garden with sheltered paved seating area. Gravelled parking area. Gardener included. Unfurnished.



£1,895 pcm



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

GROUND FLOOR

ENTRANCE

With tiled floor, window to the front elevation, LED lighting and a large built-in cupboard housing the boiler and cylinder tank.

W.C.

5' 4 max" x 2' 3" (1.63m x 0.69m) Fitted with a low suite w.c. and pedestal hand wash basin with mixer tap. Tiled floor, part tiled walls, extractor fan and LED lighting.

LIVING ROOM

24' 11 max" x 17' 11" (7.59m x 5.46m) The large living room has attractive wood flooring, exposed wooden beams and lintels and a large feature window to the front elevation. There are three further windows to the side and rear elevation, wall lights and four contemporary radiators.

KITCHEN

The stylish modern kitchen is fitted with a range of base and wall units having marbled work surfaces and inset sink unit with mixer tap. Integrated appliances comprise an electric oven with four ring hob and cooker hood, fridge freezer, dishwasher and microwave, there is also a washing machine. Tiled floor, contemporary radiator, LED lighting, door to the front and two windows to the side overlooking the gardens.

HALLWAY

9' 0" x 6' 11 max" (2.74m x 2.11m) With attractive wood flooring, contemporary radiator and coat hooks.





FIRST FLOOR LANDING

Again having wood flooring and exposed wooden lintel, window to the side elevation and LED lighting.

MASTER BEDROOM

16' 11" x 10' 1 max" (5.16m x 3.07m) The spacious master bedroom has attractive wood flooring and exposed wooden beam and lintels, wall lights, LED lighting, telephone point, contemporary radiator and 3 windows to the front and sides.

EN-SUITE BATHROOM

7' 7" x 5' 10" (2.31m x 1.78m) A beautiful modern bathroom having a panelled bath with rainfall shower over and glass screen, wall hung basin with mixer tap and wall hung w.c. There is also an extractor fan, shaver point, mirror, heated towel rail and a skylight. Tiled floor and walls.

BEDROOM TWO

With attractive wooden floor and exposed beams, contemporary radiator, wall lights, television point and skylight with blind.

EN-SUITE SHOWER

8' 6" x 3' 7" (2.59m x 1.09m) A lovely modern shower room having a large walk-in shower with spa jets and rainfall shower, wall hung basin and wall hung w.c. Heated towel rail, extractor fan, large mirror, shaver point, LED lighting and exposed wood beam.

BEDROOM THREE

10' 6" x 10' 6" (3.2m x 3.2m) A third double bedroom with attractive wood flooring, exposed beam and lintels. Two windows, contemporary radiator, television point and wall lights.





BEDROOM FOUR

10' 3" x 7' 3" + recess" (3.12m x 2.21m) Having attractive wood flooring and exposed beam, skylight, wall lights and radiator.

HOUSE SHOWER ROOM

8' 8" x 5' 6" (2.64m x 1.68m) The shower room has full height feature windows to the front and is fitted with a walk-in shower, wall hung basin and wall hung w.c. There is also a heated towel rail, extractor fan, shaver point, LED lighting and tiled floor and walls.

GARDENS

There are lawned gardens with stunning long distance views from the 'infinity' lawn, as well as a large sheltered paved seating area to one side.

PARKING

There is a large gravelled parking area to the side of the house.

COUNCIL TAX

Harrogate Council Tax Band G.

PLEASE NOTE

The property is accessed via a gravelled track approximately half a mile from the road.

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.

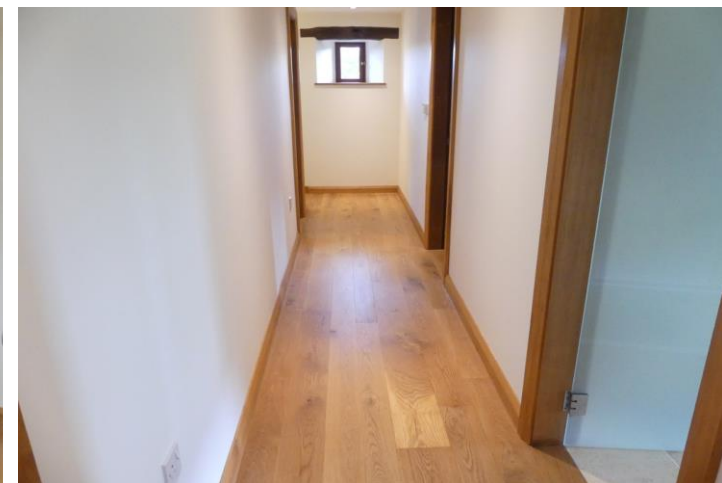


RENTAL PROCEDURE

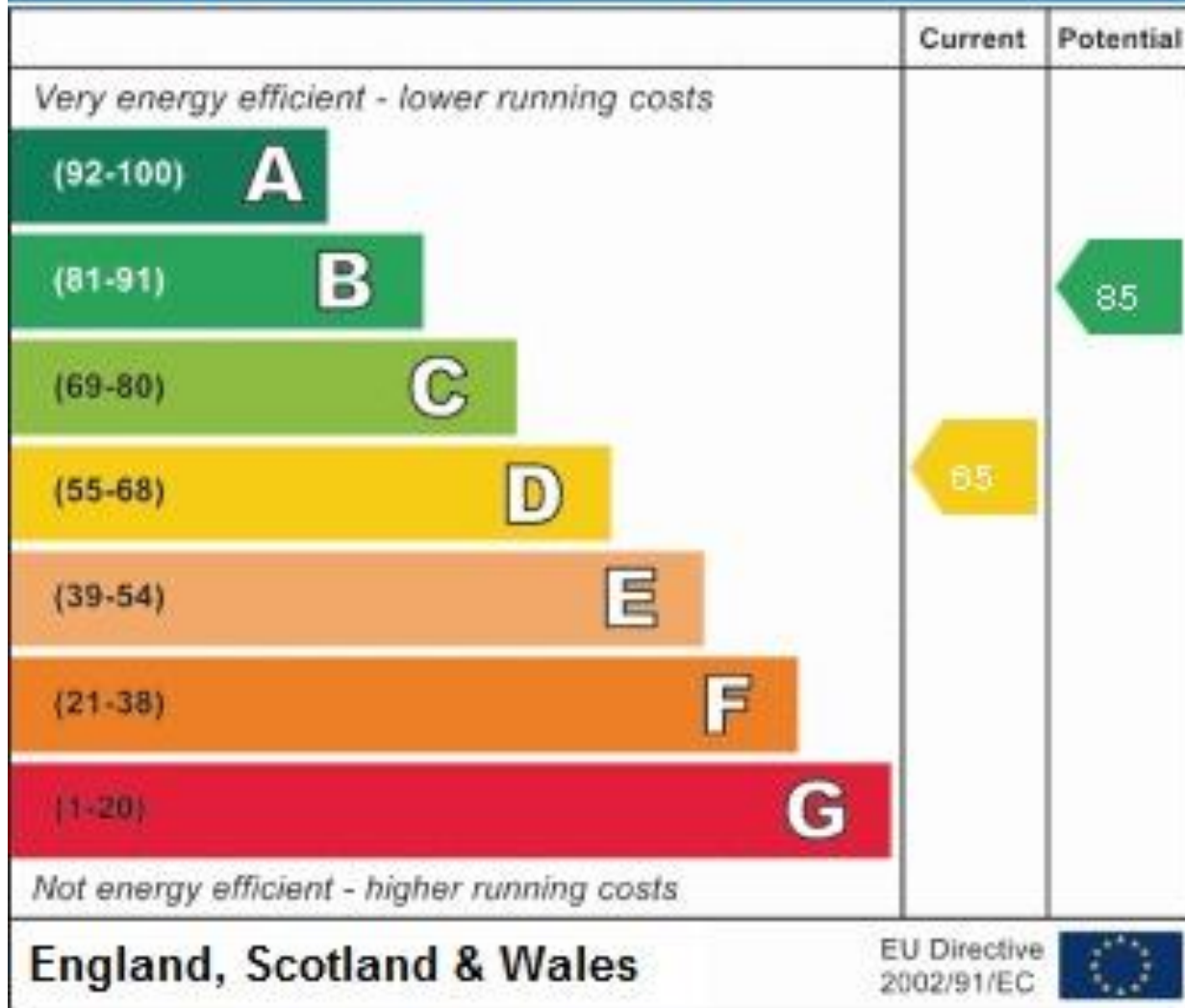
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

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



The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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