



- Stunning New Barn Conversion
- Beautiful Open Plan Living Area
- Master Bedroom with En-Suite & access to Covered Balcony
- Large Hobbies Room / Office

The Hayloft, Gill Lane, Nether Yeadon, LS19 7DG

This exceptional, newly converted, detached barn has been lovingly refurbished and remodelled to a high specification and is located in a tranquil setting with open countryside views. The generous accommodation briefly comprises a beautiful light and airy open plan living area with large covered balcony, master bedroom with en-suite shower room, two further bedrooms, bathroom, shower room, utility room and spacious hobbies room / office. Large integral garage plus parking. Paved terrace. Unfurnished.

£2,500 pcm



This stunning property, with underfloor heating, double glazing and approximate room sizes, comprises...

ENTRANCE HALL

12' 10" x 6' 6" (3.91m x 1.98m) A welcoming entrance hall with large window and glazed entrance door, internal door to the garage and stairs to the first floor.

SHOWER ROOM

5' 7" x 5' 0" (1.7m x 1.52m) The stylish shower room is fitted with a shower enclosure having a thermostatic shower, low suite w.c. and pedestal basin. There is also a heated towel rail, extractor fan and recessed spotlights. Tiled floor.

UTILITY ROOM

12' 9 max" x 8' 9 max" (3.89m x 2.67m) Located to the rear of the hall, the smart utility room is fitted with a range of units having complementary work surfaces and an inset sink with mixer tap. There is also plumbing for a washing machine, an extractor fan and recessed spotlights.

LARGE HOBBIES ROOM / OFFICE / SNUG

28' 2 max" x 19' 11 max" (8.59m x 6.07m) This versatile L shaped room is located at the rear of the property and has recessed spotlights. There is also an internal door to the garage.

FIRST FLOOR

OPEN PLAN LIVING AREA & KITCHEN

43' 8" x 16' 4 overall" (13.31m x 4.98m)

LIVING AREA

This generous, bright space has patio doors leading out to the paved terrace to the side and to a covered balcony to the front, in addition to four skylights, and there are recessed spotlights.





KITCHEN AREA

The stunning bright kitchen is fitted with a range of base and wall units having complementary work surfaces and a large island unit with inset sink and mixer tap. Appliances comprise a Belling range cooker with five ring ceramic hob and cooker hood. There are also recessed spotlights, two skylights, two windows to the side elevation and a patio door to the side leading out to a large paved terrace.

MASTER BEDROOM

15' 10 max" x 14' 10" (4.83m x 4.52m) A lovely room having a patio door leading out to the covered balcony at the front and a window to the side elevation. There is also a television point and recessed spotlights.

EN-SUITE SHOWER ROOM

6' 11" x 4' 11" (2.11m x 1.5m) This stylish shower room is fitted with a shower cubicle having thermostatic shower, low suite w.c. and pedestal basin. There is also a heated towel rail, extractor fan, illuminated mirror and recessed spotlights. Window to the side elevation, tiled floor and part tiled walls.

INNER HALLWAY

Located off the living area, a small hallway leads to the bathroom and two additional bedrooms.

BEDROOM TWO

14' 1" x 12' 3 max" (4.29m x 3.73m) Having windows to both the side and rear elevation and recessed spotlights.

BEDROOM THREE

15' 10" x 9' 1" (4.83m x 2.77m) Having a window to the side elevation and recessed spotlights.





BATHROOM

8' 3" x 5' 10" (2.51m x 1.78m) The stylish bathroom is fitted with a panelled bath having a thermostatic shower over and a glass shower screen, low suite w.c. and pedestal basin. There is also an illuminated mirror, extractor fan, heated towel rail and recessed spotlights. Window to the side elevation, tiled floor and part tiled walls.

INTEGRAL GARAGE

29' 0" x 14' 5" (8.84m x 4.39m) The large integral garage, with light and power, has a roller door to the front and is also accessible internally from the entrance hall and the rear snug / office.

OUTSIDE

There is a large paved terrace to the side, accessible from the living room and access to a lawned garden area. There is also a covered balcony to the front of the property, which is accessible from both the living room and the master bedroom.

PARKING

There is a gravelled parking area to the side of the property.

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.



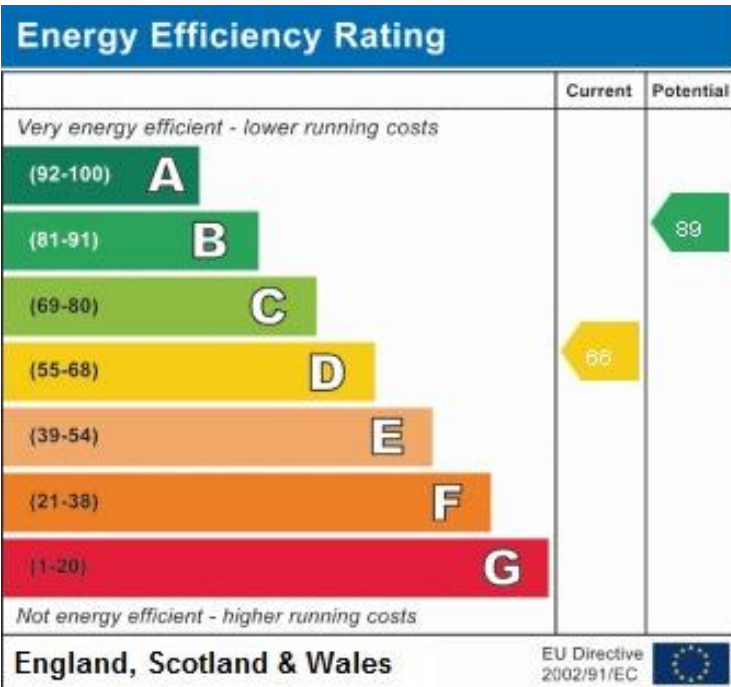
RENTAL PROCEDURE

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.





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 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