



Southfield Terrace | Addingham | Ilkley | LS29 0PA

£975 PCM

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- Mid Terraced House
- Two Double Bedrooms
- Open Plan Living Area
- Modern Kitchen

A stylish bathroom and home with quiet central location having a wood burner, well proportioned modern kitchen, two double bedrooms and a stylish bathroom with separate walk in shower.

- Unfurnished
- EPC Rating: C

Available early July

Porch

5'7" x 3'4" (1.70m x 1.02m)

Useful entrance area having tiled floor and a small cupboard.

Living Room

21'6" x 13'2" max (6.55m x 4.01m max)

The open plan sitting room and dining area has a recessed fireplace and wood burner, shelving, two radiators, television and telephone points and a window to the front. There is also a useful understairs cupboard with light and power.

Kitchen

The bright kitchen is fitted with a range of base and wall units having wooden work surfaces with ceramic sink and tiled splash backs. Integrated appliances comprise a double oven, gas hob with stainless steel cooker hood, and a slimline dishwasher. Space for a fridge freezer and plumbing for a washing machine. Tiled floor. Window to the rear with rural views.

Stairs & First Floor Landing

With coving and a window to the rear.

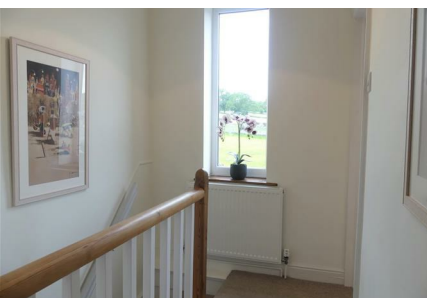
Bathroom

10'8" x 7'4" (3.25m x 2.24m)

The stylish bathroom has a large walk in shower enclosure, bath, pedestal wash basin and low suite w.c. There is also a heated towel rail, radiator, extractor fan and mirror. Tiled floor, recessed spotlights and a window to the rear.



A beautifully presented two bedroomed home with open plan living area having a wood burner, well proportioned modern kitchen and a stylish bathroom with separate walk in shower.



Bedroom One

13'1"max x 11'0" (3.99mmax x 3.35m)

A good sized double bedroom with coving, radiator and a window to the front with views over to Beamsley Beacon.

Second Floor

Bedroom Two

18'3" x 10'8" (5.56m x 3.25m)

A spacious bright room having windows to both the front and rear, built in wardrobe, two radiators and a television point.

Outside

There is a small garden area to the front and an enclosed area to the rear. There is also use of an area beyond the rear access way with room for outdoor furniture and views over the fields beyond.

Council Tax

Bradford Metropolitan District Council Tax Band B.

Agent Notes

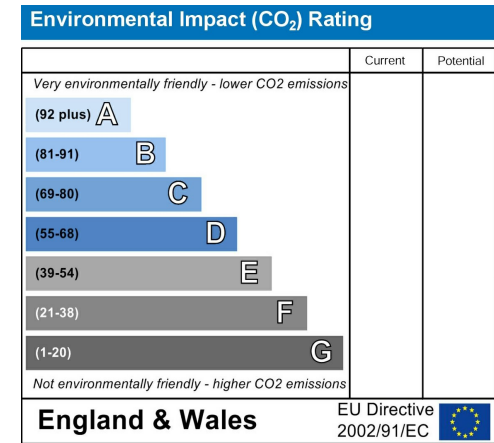
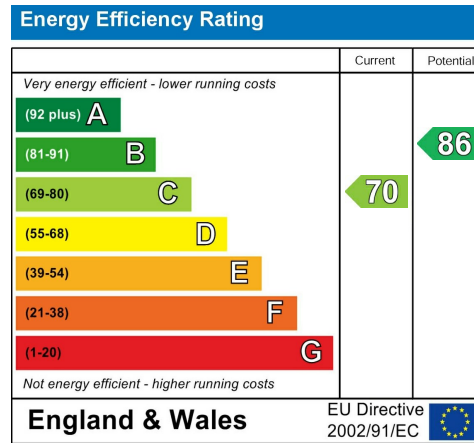
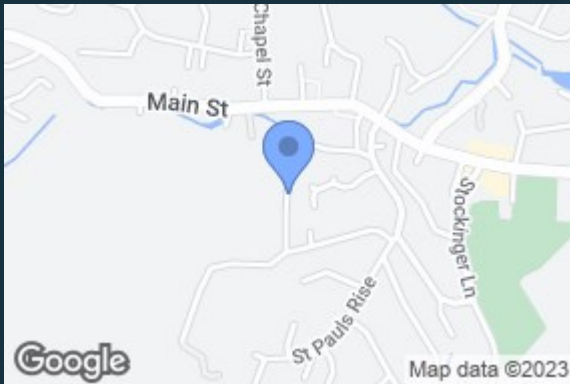
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.



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