



- Characterful Grade II Cottage
- Spacious Sitting Room
- Kitchen & Dining Room
- Utility Room & Cloak Room
- Master Bedroom with En-Suite Bathroom
- Shower Room
- Two Further Bedrooms
- EPC Rating: E

## Highway Cottage, 2 Main Street, Burley In Wharfedale, Ilkley, LS29 7DT

This charming characterful Grade II Listed cottage is located close to all the village amenities and offers accommodation briefly comprising a reception hall, sitting room, dining room, kitchen, utility room, cloakroom, master bedroom with en-suite bathroom, two further bedrooms and a shower room. Unfurnished.

£995 PCM



This characterful Grade II Listed cottage, with burglar alarm, gas fired central heating and approximate room sizes comprises...

#### RECEPTION HALL

12'5" x 8'0"

A spacious entrance hall with feature mahogany staircase, radiator and sash window to the front elevation.

#### SITTING ROOM

18'6" x 12'10"

A lovely through sitting room with windows to both the front and rear elevations, attractive feature stone fireplace having a gas stove, wall lights and two radiators.

#### DINING ROOM

12'3" x 9'9"

With a radiator, decorative dado rail and a window to the rear.

#### KITCHEN

10'8" x 8'11"

Fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Electric double oven, ceramic hob with cooker hood over, dishwasher and integrated fridge. Tiled floor and window to the front elevation.

#### REAR HALLWAY

With tiled floor, radiator and coat hooks.

#### CLOAKROOM

Having a low suite w.c. and wash basin. Part tiled walls.

#### UTILITY ROOM

6'4" x 4'10"

Fitted with base and wall units and having plumbing for a washing machine, there is also the boiler, a radiator and space for a fridge freezer

#### FIRST FLOOR LANDING

Having an attractive circular window, radiator and an airing cupboard.





### MASTER BEDROOM

17'6" x 11'4"

A lovely master bedroom having windows to both the front and rear elevations, two radiators and characterful exposed beams.

### EN-SUITE BATHROOM

The light spacious en-suite is fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and a pedestal wash basin. Radiator, part tiled walls, tiled floor and a circular window to the rear with long distance views.

### BEDROOM TWO

11'11" x 8'1"

Having exposed beams, a radiator and sash window to the front elevation.

### BEDROOM THREE

8'11" x 7'9"

Fitted with a useful range of wardrobes with drawers below and cupboards above, exposed beams, a radiator and a sash window to the rear providing long distance views.

### SHOWER ROOM

6'2" x 5'5"

Fully tiled and fitted with a white suite comprising a large shower enclosure having a thermostatic shower, low suite w.c. and pedestal wash basin. Radiator and extractor fan.

### PARKING

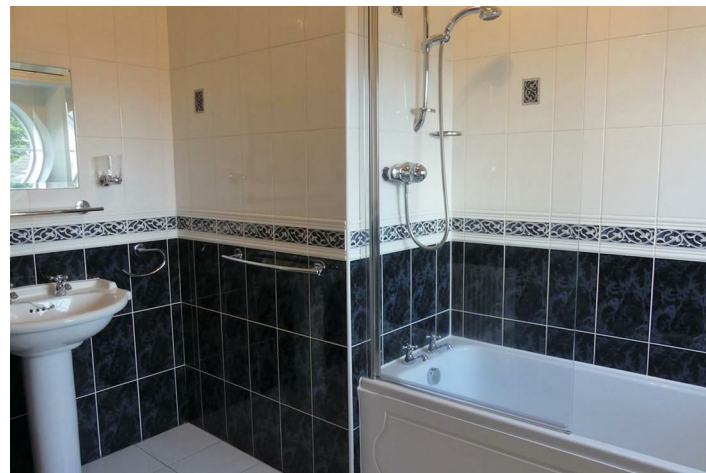
There is space to park a car at the rear.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band D.

### 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.

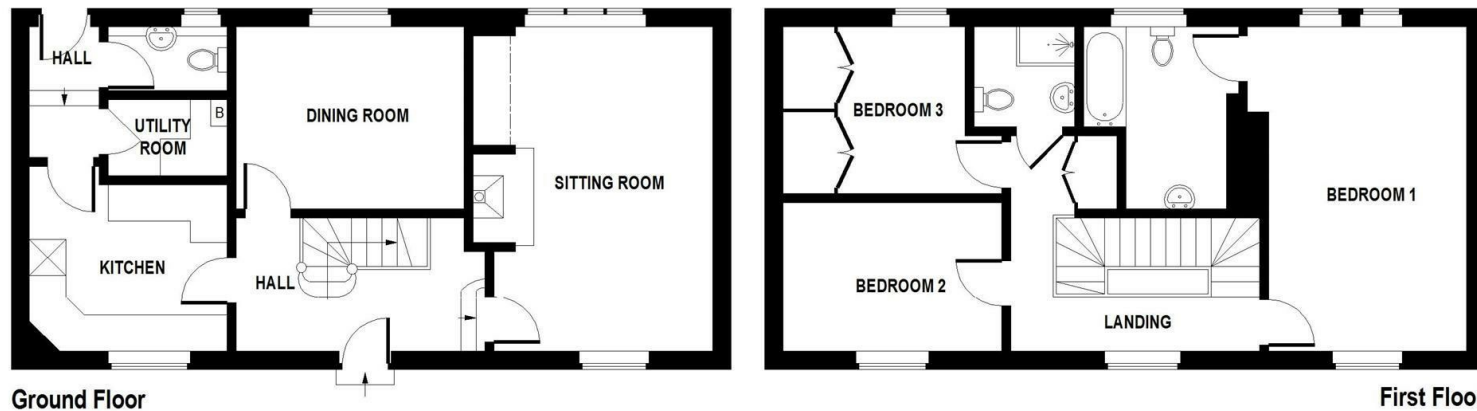
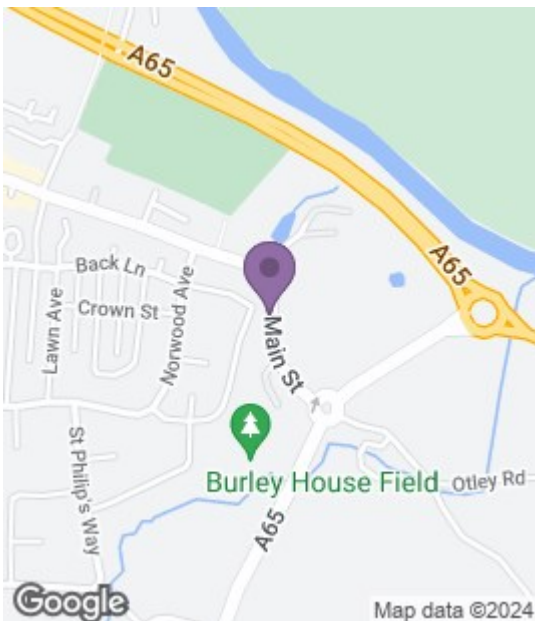
### PAYMENTS

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Highway Cottage

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. (ID635056)

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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