



- Mid Terraced House
- Two Double Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Spacious Bathroom
- Enclosed Yard to Rear
- Shed
- EPC Rating: E

## 5 Southfield Terrace, Addingham, LS29 0PA

This welcoming two bedroomed home is located in the popular village of Addingham, and offers deceptively spacious accommodation arranged over three floors with countryside views to the rear. Unfurnished.

**£950 PCM**



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

### ENTRANCE PORCH

### SITTING ROOM

13'2" x 13'2"

The bright sitting room has wood effect laminate flooring, an attractive fireplace with inset gas fire, useful built in cupboard, radiator and a window to the front elevation.

### DINING ROOM

9'11" x 8'2"

With wood effect laminate flooring, radiator and a window to the rear elevation.

### KITCHEN

11'2" x 5'5"

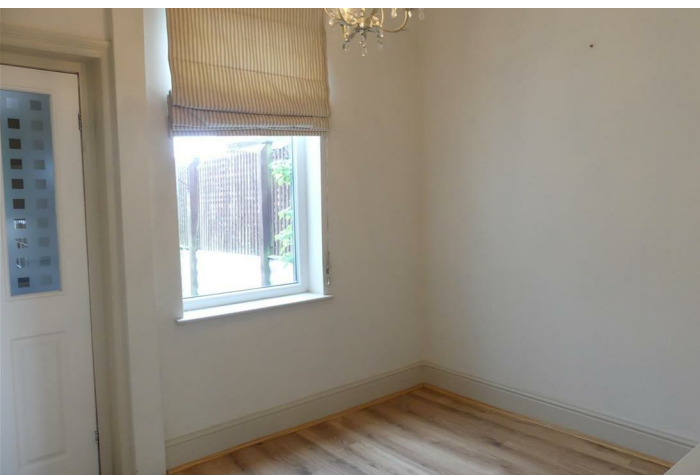
Fitted with a range of wood fronted base and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood over, under counter fridge and slimline dishwasher. There is also plumbing for a washing machine. Windows to both the rear and side elevation and a door leading out to the rear yard.

### FIRST FLOOR

### BATHROOM

11'0" x 7'3"

The spacious bathroom is fitted with a large free-standing bath, shower enclosure, low suite w.c. and wash basin unit. There is also a radiator with heated rail, extractor fan, recessed spotlights, tiled floor and a window to the rear elevation.





### **BEDROOM ONE**

10'11" x 11'10"

Having a built in wardrobe and recessed shelves, radiator, telephone point and window to the front elevation.

### **SECOND FLOOR**

#### **BEDROOM TWO**

14'1" x 11'11"

A second double bedroom with built in wardrobe, radiator and a window to the rear elevation with countryside views.

#### **OUTSIDE**

There is an enclosed paved yard to the rear with an additional area with wooden shed across an access track beyond the rear yard.

#### **COUNCIL TAX**

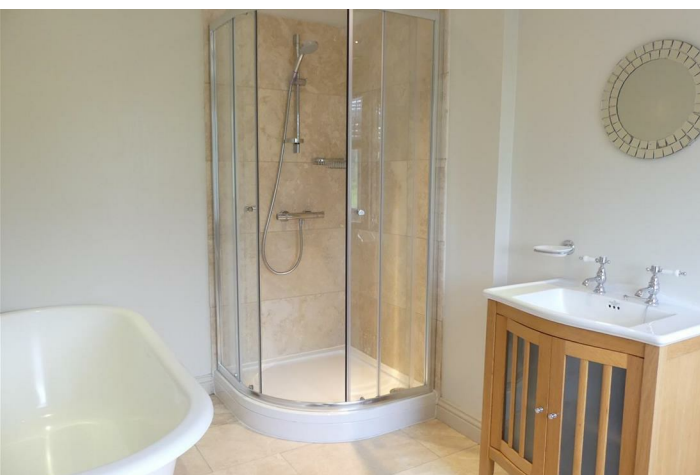
Bradford Metropolitan District Council Band B.

#### **PETS**

Please note that this property does not accept pets.

#### **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

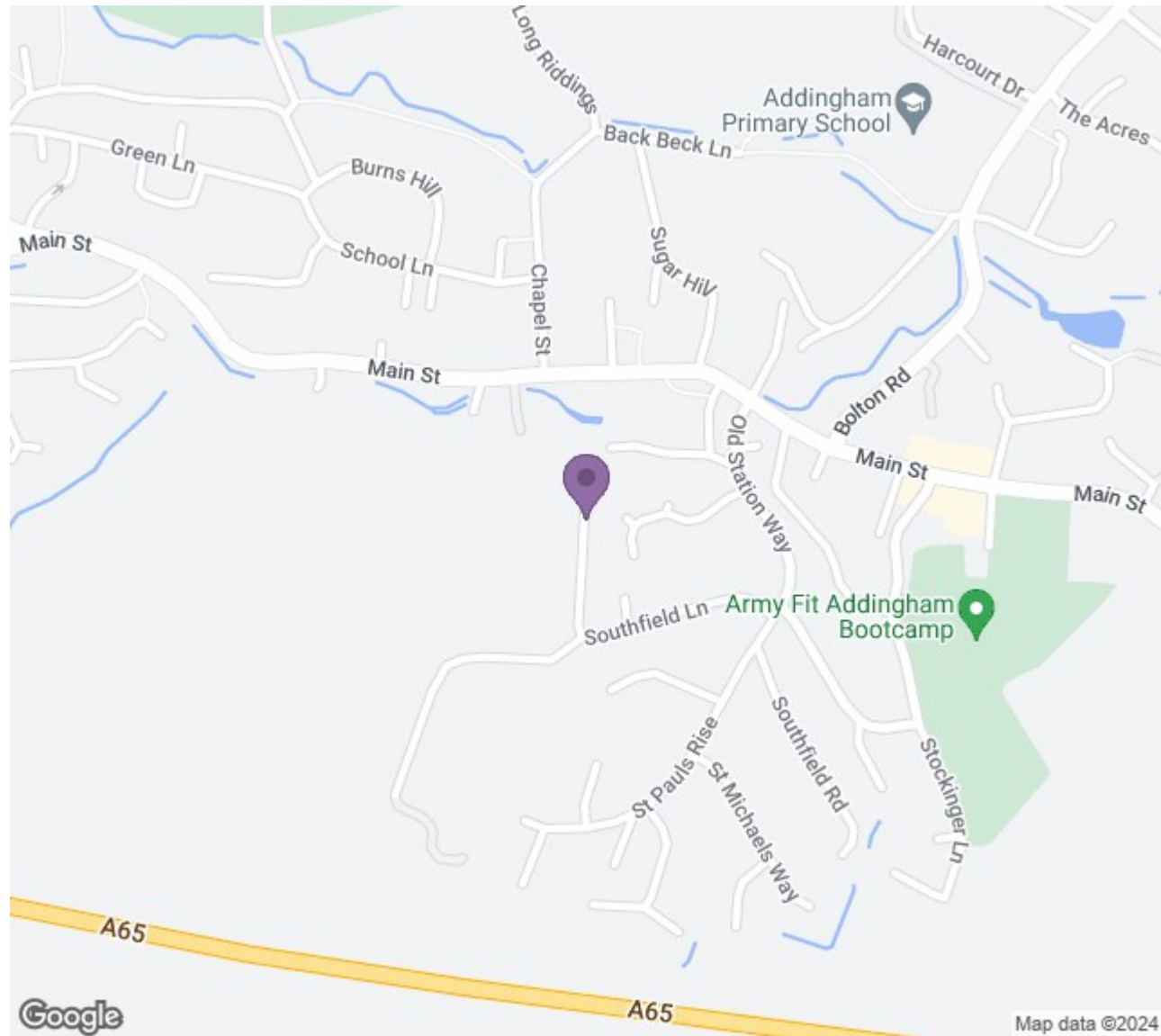
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.





**WHITAKER  
CADRE** LETTING  
SPECIALISTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



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

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto: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