WHITAKER CADRE LETTING SPECIALISTS

- Mid Terrace Property
- Three Bedrooms
- Dual Aspect Living Room
- Modern Kitchen
- Bathroom
- Gardens to Front & Rear
- EPC Rating: C
- Unfurnished
- Available mid April

33 Green Lane, Addingham, Ilkley, LS29 0JH

£1,295 PCM

This well presented spacious three bedroomed mid terraced property has good sized gardens to the front and rear and is within walking distance of all the village amenities. Unfurnished.

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

Hallway
9'0" x 5'1"
Having storage cupboards plus understairs storage, shelf, laminate flooring and a window to the side elevation.

Sitting Room
20'2" x 10'6" max
The spacious living room has an electric fire with slate fireplace and wooden mantel, two radiators and windows to both the front and rear elevation.

Kitchen
10'11" x 9'6"
Fitted with a modern range of base and wall units in dove grey having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, induction hob, cooker hood, fridge freezer and dishwasher. There is also plumbing for a washing machine. Wooden laminate floor, LED spotlights and a door and window to the rear elevation.

Landing
The large landing has a storage cupboard.

Bedroom One
15'9" x 9'11" max
Having fitted cupboards, radiator and a window to the front elevation.

Bedroom Two
10'0" x 6'11"
With a radiator and a window to the rear elevation.

Bedroom Three
8'4" x 8'2"
With a radiator and a window to the rear elevation.

Bathroom
7'5" x 5'5"
Fitted with a white suite comprising panelled bath with electric shower over and a glazed screen, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail, extractor fan, mirror, vinyl flooring, tiled walls and two windows to the rear elevation.

Gardens
To the front of the property there is an enclosed lawned garden, and to the rear of the property there is an enclosed garden with large decked seating area, lawn and storage.

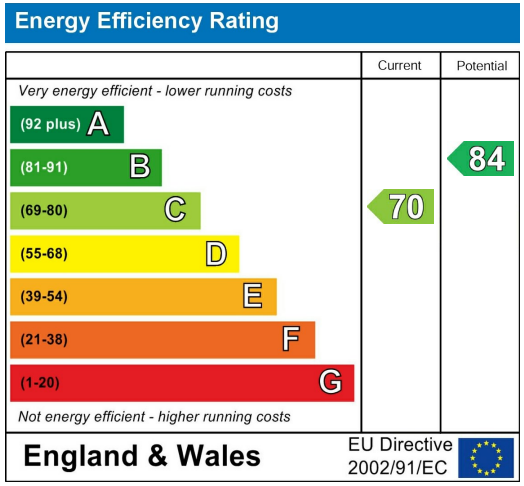
Council Tax
Bradford Metropolitan District Council Tax Band B.

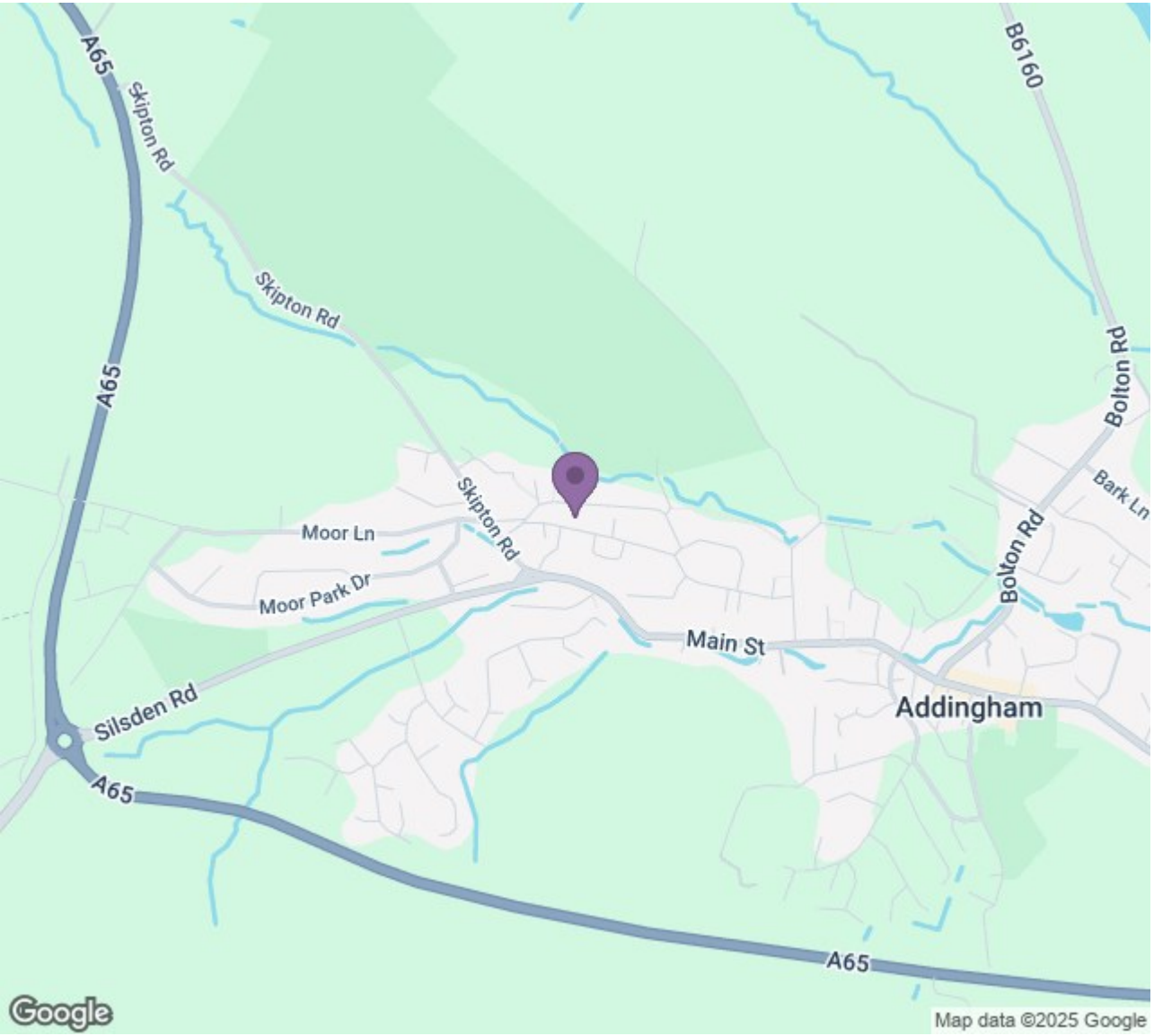
No Pets
Please note that this property does not accept pets.

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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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