



- Beautiful Barn Conversion
- Peaceful Location yet Close to Amenities
- Bright Dining Kitchen
- Large Sitting Room
- Two Bedrooms
- En-Suite to Master Bedroom
- House Bathroom
- Two Covered Parking Spaces
- EPC Rating C

The Parlour, Ghyll Fold Gill Lane, Nether Yeadon, Guiseley, LS19 7DG

£1,395 PCM

This beautifully presented barn conversion offers deceptively spacious two bedroom, two bathroom accommodation in a peaceful setting, yet conveniently located for local amenities. The property has an air sourced heating system, and exposed beams and has the benefit of two covered parking spaces plus an additional visitor parking space. Unfurnished.



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

ENTRANCE HALL

24'3" x 5'0" max

Having attractive wood effect flooring, beamed ceiling, recessed spotlights and utility cupboard.

UTILITY ROOM

4'10" x 3'7"

Having wood effect flooring, extractor fan, recessed spotlights, plumbing for a washing machine and space for a condensing dryer.

W.C

4'3" x 3'8"

Fitted with a white low suite w.c. and pedestal basin and having tiled floor, recessed spots and an extractor fan.

DINING KITCHEN

21'9" x 12'4" overall

This lovely bright room has four windows to the front and side elevations as well as a Velux window and has an attractive beamed ceiling. The kitchen is fitted with a range of dark green base and wall units having complementary wood effect work surfaces and upstands and a sink unit with brass mixer tap. Appliances comprise an electric oven and grill and a four ring hob with cooker hood over. There is also plumbing for a washing machine. Wood effect flooring and recessed spotlights.

SITTING ROOM

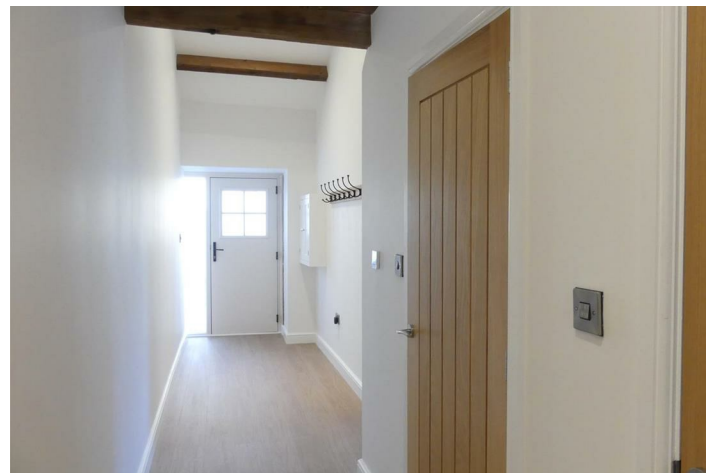
20'7" x 17'11"

The well proportioned sitting room has an attractive exposed brick wall, wood effect flooring and beams to the ceiling. There are also three windows and two Velux windows, two television points and recessed spotlights.

INNER HALLWAY

10'3" x 2'9"

The inner hallway again has attractive wood effect flooring and recessed spotlights.





BEDROOM ONE

17'10" max x 16'7" max

This spacious double has wood effect flooring, exposed beams to the ceiling, windows to each side, television point and recessed spotlights.

EN-SUITE

6'0" x 5'1"

The modern shower room is fitted with a shower enclosure, low suite w.c. and pedestal wash basin. There is also an illuminated mirror, extractor fan, heated towel rail and recessed spotlights.

BEDROOM TWO

9'6" x 8'8"

Having wood effect flooring, recessed spotlights, television point and a window.

BATHROOM

9'6" x 5'4"

Fitted with a white suite comprising a panelled bath with shower over and glazed screen, low suite w.c. and a pedestal wash basin. There is also an extractor fan, shaver point, recessed spotlights, heated towel rail, tiled floor and a window.

PARKING

The property has two covered car parking spaces and an additional visitor parking space adjacent to the fence.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band D

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.

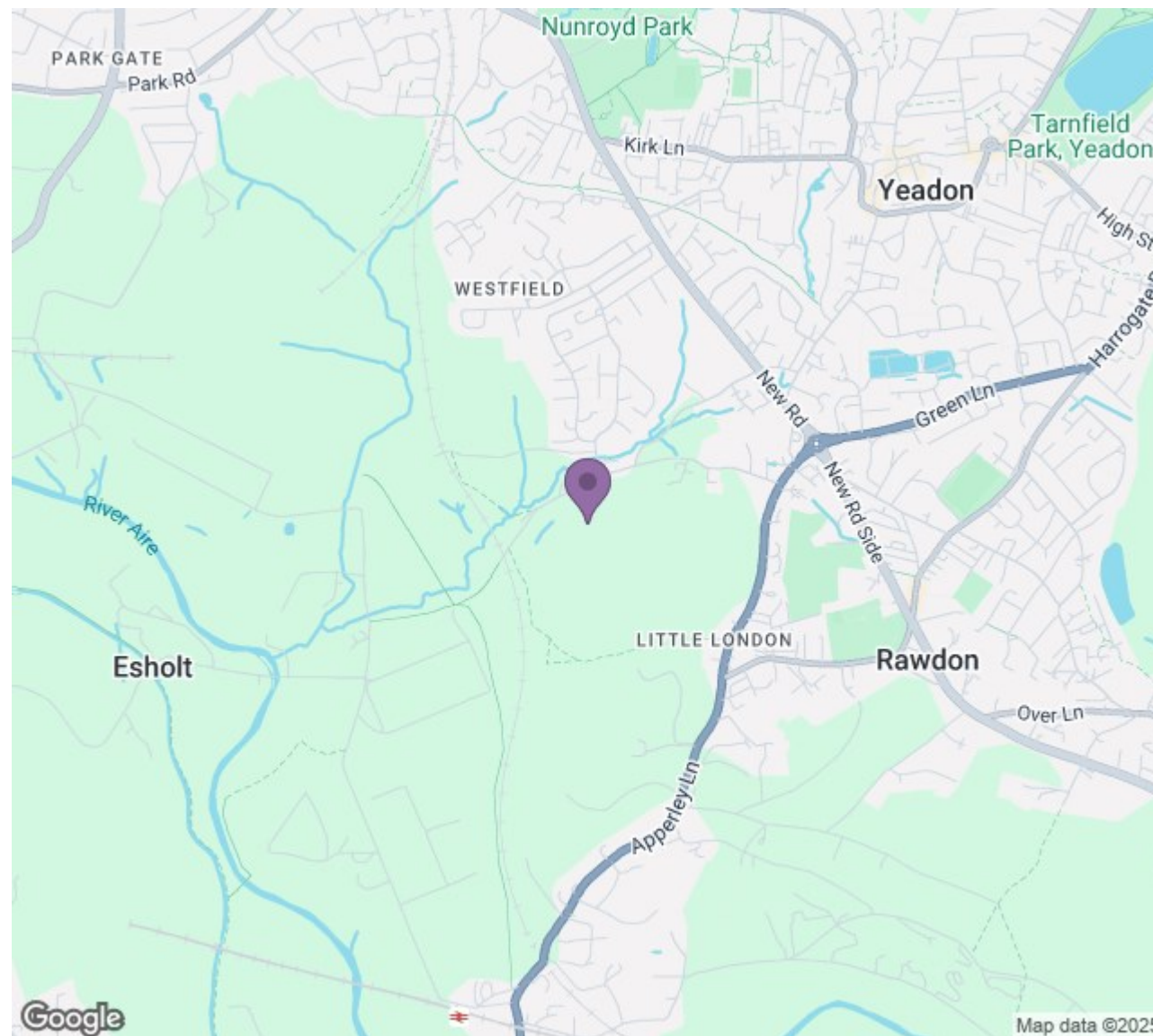




**WHITAKER
CADRE** LETTING
SPECIALISTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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