



- Beautiful Characterful Cottage
- Highly Desirable Location
- Living Room
- Sitting Room & Kitchen
- Master Bedroom with En-Suite
- Additional Shower Room & W.C.
- Tiered Decked Garden to Rear with Long Distance Views
- EPC Rating: D
- Fully Furnished

Cobble Cottage, 49-51 Main Street, Haworth, BD22 8DA

£995 PCM

This double fronted three bedroomed cottage is located in the heart of Haworth and offers characterful accommodation in this popular village. The property has two reception rooms and a modern kitchen with stone flagged floor, en-suite to the main bedroom, additional shower room, a downstairs w.c plus a tiered garden to the rear, providing far reaching views across the valley. Fully Furnished.



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

Living & Dining Room

19'6" max x 13'7" max

Having a stone flagged floor, inset fire, beamed ceiling, radiator, stone stairs to the first floor and a window to the front elevation.

Sitting Room & Kitchen

19'9" overall x 13'11"

Again having a beautiful stone flagged floor the sitting room area has a range, radiator, beamed ceiling, telephone point and a window to the front elevation.

The modern kitchen is fitted with a range of white gloss fronted base and wall units having complementary work surfaces and inset sink unit. Appliances comprise an integrated electric oven, four ring electric hob with cooker hood, slimline dishwasher, integrated fridge freezer and integrated microwave.

W.C.

Fitted with a white hand wash basin and low suite w.c. There is also an extractor fan. Tiled floor.

First Floor Landing

With a radiator and a cupboard housing a washer dryer.

Bedroom

13'6" max x 12'2"

Having wood flooring, ornamental fireplace, two windows to the front elevation and a radiator.

Bedroom One

13'0" max x 12'1"

With wooden floor, ornamental fireplace, two windows to the front elevation and a recessed area with fitted cupboards.

En-Suite Shower Room

6'9" x 5'3"

Fitted with a modern suite comprising a large walk in shower with thermostatic shower and fixed glazed screen, low suite w.c. and pedestal basin. There is also a heated towel rail, wall-mounted mirror with light above and extractor fan. Wooden floor and part tiled walls.

Shower Room

7'2" max x 5'1"

Having a recessed shower cubicle with electric shower and glazed door, low suite w.c. and a pedestal wash basin. There is also a heated towel rail, extractor fan, wall-mounted mirror with light above, window to the rear elevation and a built-in cupboard housing the boiler. Wooden floor and part tiled walls.

Bedroom Three

8'6" x 7'9"

With a radiator, windows to the rear elevation and steps leading up to a door leading out to the tiered decked areas to the rear,





Outside

There is a multi-level decked and paved garden to the rear with ample space for seating and dining, having lovely long distance views over the valley.

Council Tax

Bradford Metropolitan District Council Tax Band C.

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

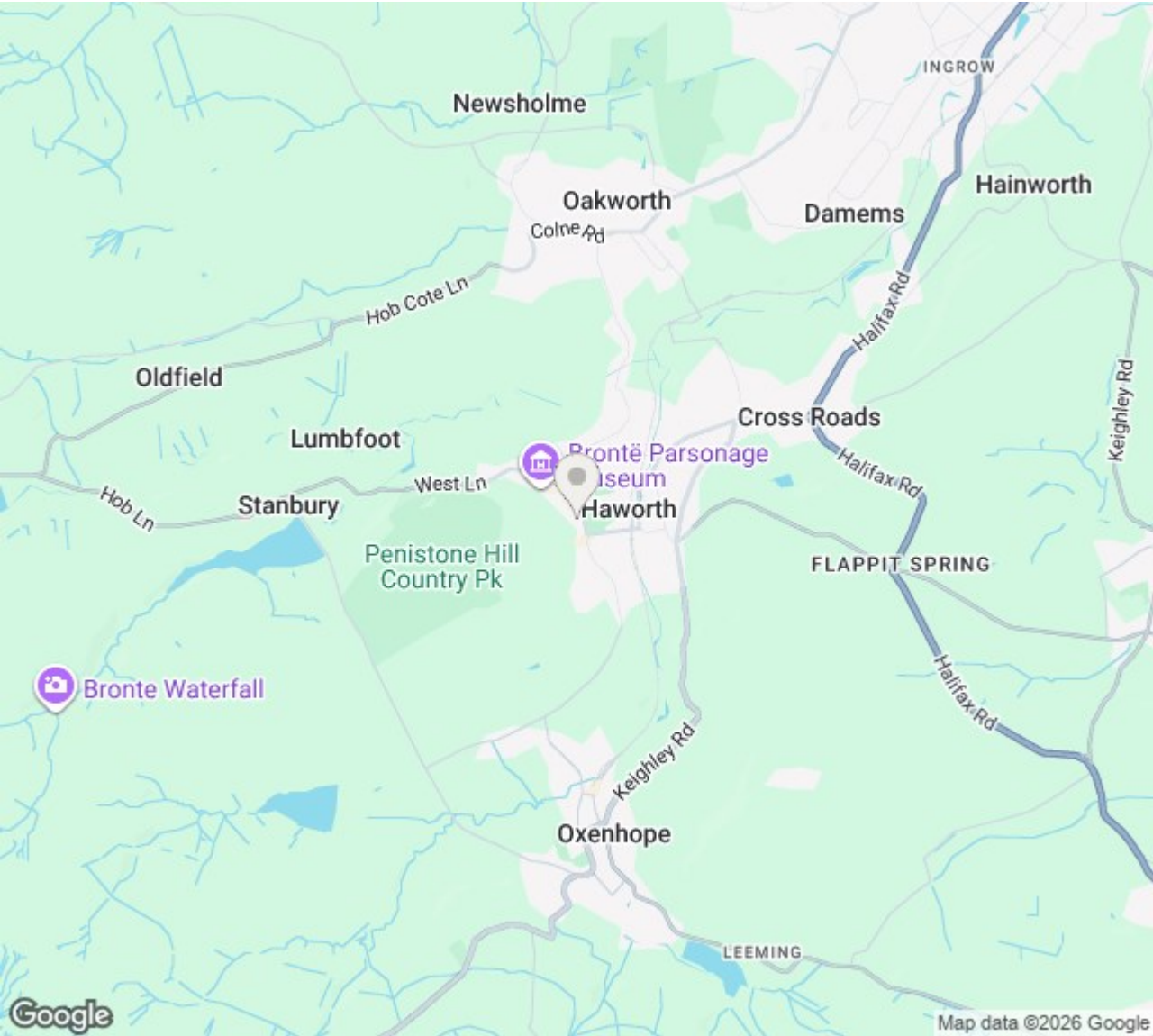
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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