



Oak Road
Cowthorpe, LS22 5EY

£1,500 pcm

- 25/04/2025
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- FOUR BEDROOMS
- OIL FIRED CENTRAL HEATING
- VILLAGE LOCATION
- EPC = E
- COUNCIL TAX BAND 'E'

GENERAL SUMMARY

Set within the heart of the golden triangle of Yorkshire is this detached four bedroom farm cottage which has recently been upgraded with having a full redecoration throughout and newly laid carpets. Located in the village of Cowthorpe, the property has excellent links to the nearby market town of Wetherby and A1 (M) road network for commuters. It is also only a few miles away from the neighbouring village of Tockwith which has many amenities including the local village convenience store. The property itself briefly comprises of four good size bedrooms to the first floor and the house bathroom including an electrical shower over the bath, wash hand basin and low flush WC. The airing cupboard housing the hot water cylinder is also found here. To the ground floor there are two large reception rooms, the larger featuring a wooden fire surround and bricked hearth. Please note due to a safety issue the wood burning stove featured in the photograph is to be removed prior to the start of the tenancy. The kitchen as seen in the marketing photograph includes a range of wall and base units including an electric cooker with extractor hood over. Onto the utility room there are a few more base cupboards, a sink and mixer tap with drainer. Finally to complete the accommodation beyond the utility is a ground floor shower room which includes a corner shower with electrical wall mounted shower unit, wash hand basin and low flush WC. To the exterior there is a large grassed garden to the rear along with a raised courtyard and outside storage building. Off street parking for a number of vehicles

and an attractive garden to the front.

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Oil, Electricity, Water and Sewerage Charges and Council Tax. Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

