



HOME
MARKETING & MANAGEMENT

HAWTHORN COTTAGE, PROSPECT ROAD, ELDWICK BD16 3EP

£795 PCM



Stone Cottage
Two Bedrooms
Large Gardens To 3 Sides
Modern Fitted Kitchen
White Three Piece Shower room Suite
Ground Floor Bathroom
Off Street Parking
Gas Central Heating; Dbl Glazed
Available 6th May 2025
Deposit £917

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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A recently renovated two bedroom stone built cottage in the sought after village of Eldwick. Will be of particular interest to professionals and keen gardeners seeking well located character accommodation which benefits from: Large lawn and patio gardens to three sides, driveway, neutral decor throughout, ground floor bathroom and 1st floor shower room; large master twin aspect master bedroom with small walk in wardrobe; modern fitted kitchen with feature Belfast sink; useful utility / pantry with space for fridge/freezer and washing machine; long distance views; Upvc double glazing; gas central heating with combination boiler.

Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and location of this lovely home. Sorry no smokers. Sorry no pets. Available 6th May 2025. Unfurnished. Deposit £917

ROOM MEASUREMENTS

HALL 3' 7" x 3' 3" (1.09m x 0.99m) max

LIVING ROOM 13' 3" x 12' 8" (4.04m x 3.86m) max

KITCHEN 8' 1" x 7' 0" (2.46m x 2.13m)

UTILITY CUPBOARD 13' 5" x 2' 5" (4.09m x 0.74m) max

GROUND FLOOR BATHROOM 6' 9" x 4' 8" (2.06m x 1.42m) max

STAIRCASE & LANDING 6' 4" x 3' 1" (1.93m x 0.94m) max

DOUBLE BEDROOM 1 13' 4" x 12' 7" (4.06m x 3.84m) max

BEDROOM 2 9' 8" x 6' 9" (2.95m x 2.06m) max

SHOWER ROOM 6' 3" x 3' 5" (1.91m x 1.04m)

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
C

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.