




- Characterful Cottage
- Cosy Sitting Room
- Breakfast Kitchen
- Spacious Modern Bathroom
- Two / Three Bedrooms
- Small Enclosed Garden
- Popular Village Location
- EPC Rating: D
- Unfurnished

## 15 Main Street, Addingham, Ilkley, LS29 0PD

A well presented characterful cottage, located in the heart of this popular village and offering flexible accommodation arranged over three floors. There is also a small enclosed garden. Unfurnished.



£1,095 PCM



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

## GROUND FLOOR

### ENTRANCE VESTIBULE

With cloaks cupboard.

### SITTING ROOM

11' 2" max x 10' 10" max

A lovely cosy room having a recessed fireplace with electric woodburner style stove, radiator and a window to the front elevation.

### BREAKFAST KITCHEN

12' 0" x 11' 3" + recess

Fitted with a range of base and wall units having laminated work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and ceramic hob with cooker hood over. There is also plumbing for a washing machine and space for a fridge freezer. Large ornamental feature range, laminate flooring, contemporary radiator and two windows.

## FIRST FLOOR

### LANDING

With a radiator and a window to the front elevation.

### BEDROOM / SECOND RECEPTION ROOM

11' 4" max x 11' 2" max

Having an attractive cast iron ornamental fireplace, radiator and a window to the front elevation.





## BATHROOM

11' 3" max x 8' 0"

The spacious modern bathroom is fitted with a white panelled bath, large walk in shower enclosure, vanity unit with wash basin and a low suite w.c. There is also a contemporary heated towel rail, extractor fan, recessed lights, vinyl flooring, part tiled walls, a cupboard housing the boiler and a window to the side elevation.

## SECOND FLOOR

### LANDING

Having a large window to the front elevation.

### BEDROOM

12' 2" x 11' 5" max

A lovely room having exposed beams, a small recessed area with hanging rail, radiator, recessed spot lights and a window to the front elevation.

### BEDROOM

11' 2" max x 9' 9"

Another lovely room with exposed beams, recessed cupboard with hanging rail, radiator, recessed spot lights and a window to the front elevation.

### OUTSIDE

There is a small enclosed garden set just away from the house with a lawn and a raised patio area. There is no allocated parking with the property, it is on a first come first served basis.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.





### AGENT NOTES

All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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

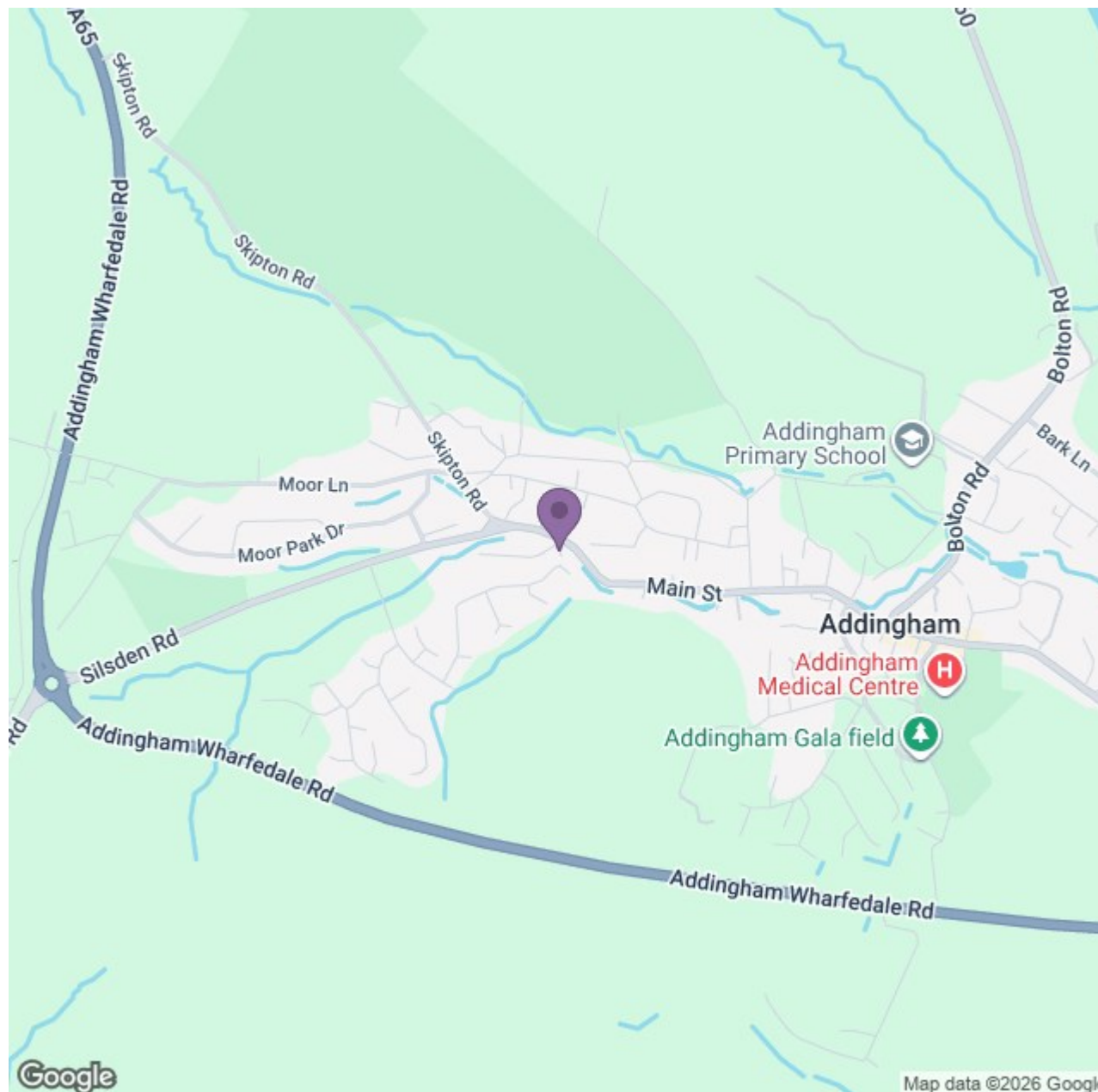
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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.



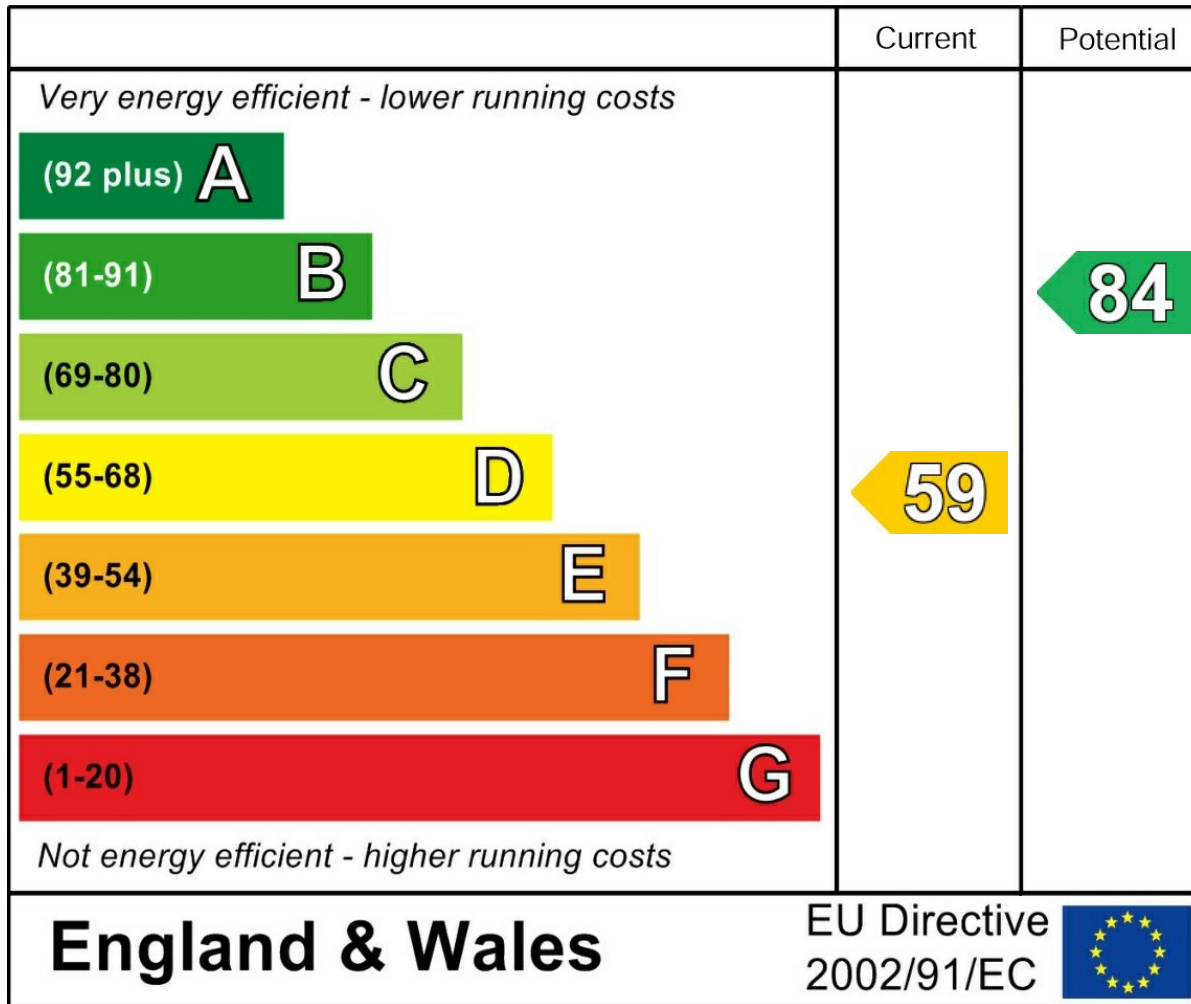


# WHITAKER CADRE

LETTING  
SPECIALISTS



# Energy Efficiency Rating



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

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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