



- Cottage in the Heart of Addingham
- Sitting Room
- Sun Room
- Kitchen & Utility Room
- Four Good Sized Bedrooms, Two with En-Suite
- House Bathroom
- Off Street Parking for One Car
- Enclosed Paved Garden
- EPC Rating: D

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

A characterful and deceptively spacious four bedroom, three bathroom cottage arranged over three floors, with an enclosed paved garden and off street parking for one car, located in the heart of this popular village. Unfurnished.

**£1,395 PCM**



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

### ENTRANCE HALL

6'6" x 5'11"

Having wood effect laminate flooring, radiator, coat hooks and leading to the inner hallway and stairs.

### INNER HALLWAY / DINING AREA

9'11" x 5'8"

With radiator and useful understairs storage cupboard with light.

### SITTING ROOM

16'3" x 12'11"

Having a feature fireplace with electric fire and radiator.

### SUN ROOM

9'11" x 5'7"

Lovely bright room having bi-fold doors to the rear and three Velux windows. Wood effect laminate flooring, radiator and LED spotlights.

### KITCHEN

14'2" x 7'6"

Fitted with a range of wooden base and wall units having complementary laminated work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Appliances comprise an integrated double oven, ceramic hob with stainless steel cooker hood, slimline dishwasher, under counter larder fridge and a fridge freezer. Ceramic tiled floor, radiator, LED spotlights and windows to the rear and side elevation.





### UTILITY ROOM

7'8" x 6'1"

Having wooden base unit with composite sink unit with mixer tap and tiled splash back, washing machine, tumble dryer, radiator, ceramic tiled floor and a window to the rear elevation.

### CLOAKROOM

Fitted with a low suite w.c. and basin with mixer tap. There is also a radiator, ceramic tiled floor and a window to the rear elevation.

### FIRST FLOOR

#### MASTER BEDROOM

13'2" x 10'3"

Having windows to both the front and side elevations, radiator and a walk-in wardrobe.

#### EN-SUITE SHOWER

Fitted with a quadrant shower cubicle with thermostatic shower, pedestal wash basin and low suite w.c. There is also a mirror fronted cabinet, shaver point, extractor fan, vinyl flooring, window to the rear elevation and a Velux window.

#### BEDROOM FOUR

15'10" x 7'8"

Having a radiator, two windows to the rear elevation and two Velux windows.

#### HOUSE BATHROOM

Fitted with a white suite comprising a panelled bath with mixer tap, recessed shower enclosure, pedestal wash basin and low suite w.c.. There is also a radiator, heated towel rail, LED spotlights, shaver point, extractor fan and mirror fronted cabinet. Fully tiled walls, vinyl flooring and a window to the front elevation.

### SECOND FLOOR





### BEDROOM TWO

14'0" max x 9'10"

With a radiator, television and telephone points and a window to the front elevation.

### EN-SUITE SHOWER

6'4" x 6'3"

Fitted with a quadrant shower cubicle with thermostatic shower, pedestal wash basin and low suite w.c. There is also a heated towel rail, extractor fan, mirror fronted cabinet, vinyl flooring and a window to the rear elevation.

### BEDROOM THREE

13'8" x 10'3"

Having a radiator, wooden beams and two windows to the rear and front elevations.

### OUTSIDE

There is an enclosed paved garden with raised bed.

### PARKING

The property has a paved parking space for one car.

### PLEASE NOTE

The Landlord's office premises are adjacent to the property.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

### 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.



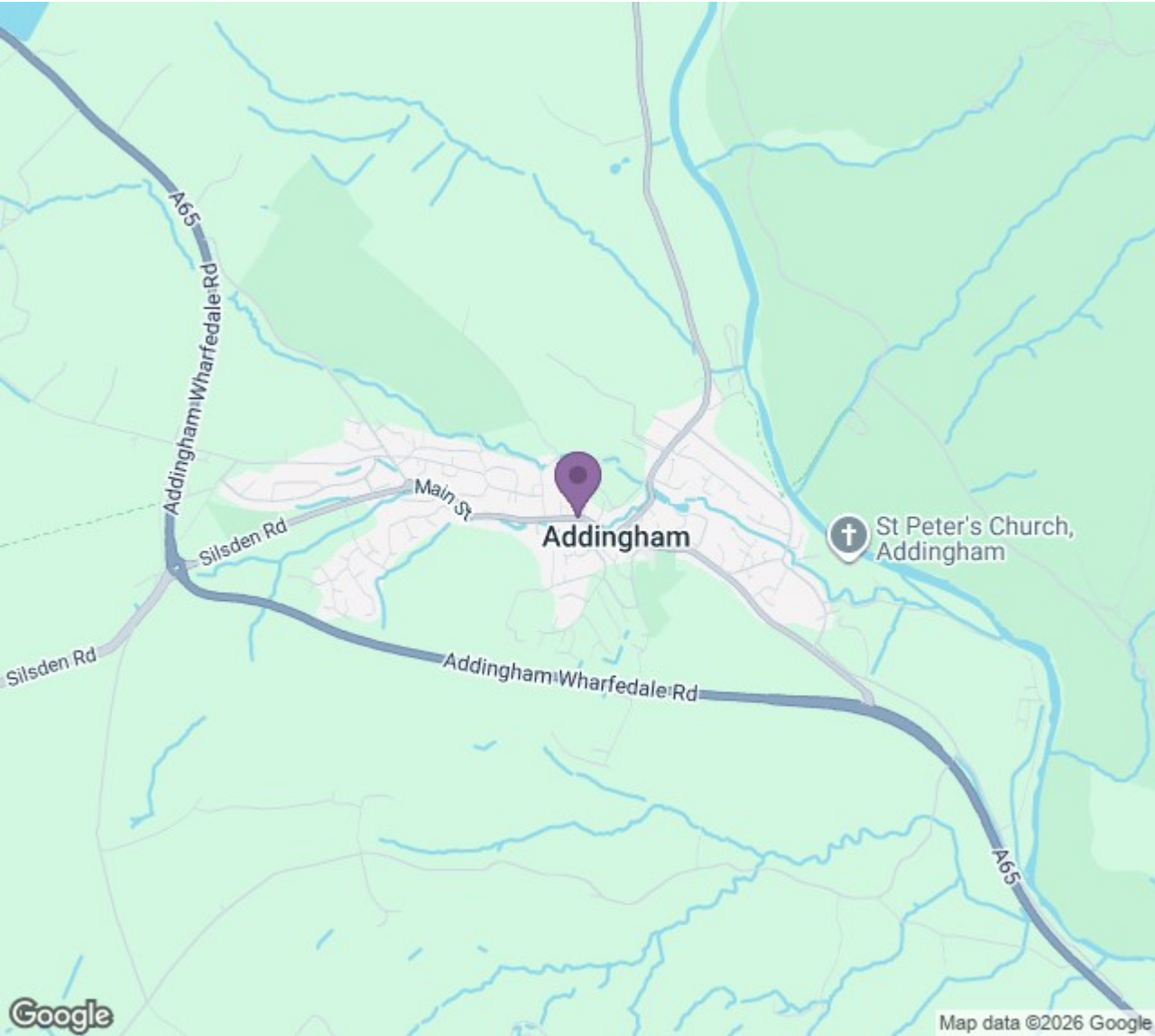
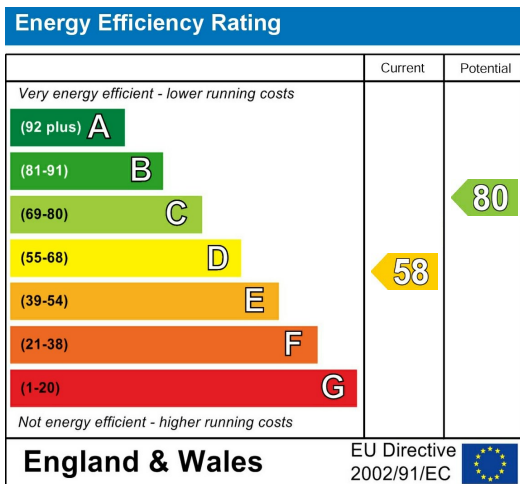
## RENTAL PROCEDURE

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.





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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