



CROOK FARMHOUSE , ASKWITH , OTLEY , WEST YORKSHIRE , LS21 2JB

Unfurnished, £1,600 pcm, Available Now

savills

**£1,600 pcm Unfurnished**



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• Rural Location • Large Garden • Off Road Parking • 4 Bedrooms • Newly Refurbished

• EPC Rating = F (34)

### Description

This property has recently undergone refurbishment and will reassessed to achieve the minimum E grade required for the EPC.

Ground Floor: Large kitchen with fireplace, 3 reception rooms, one with log burning stove, wc.

First Floor: 4 generous double bedrooms, master has new en-suite. Large family bathroom with bath and separate shower.

Cellar with new oil boiler.

### Outside

Off road parking and a Large garden.

### Tenancy

The property will be let under an Assured Shorthold Tenancy for a minimum period of 6 months, with the intention to continue if both parties agree.

Rent: £1,600 per calendar month payable monthly in advance by bank standing order.

Deposit: £1,845 to be held by Savills as Stakeholder in a non-interest bearing account registered with The Tenancy Deposit Scheme. Returnable on termination, subject to compliance with terms and conditions of the agreement.

Maintenance: House and surrounding area must be kept in a clean and tidy state at all times. Tenant will be responsible for the property interior fixtures and fittings. Landlord will be responsible for the structure and exterior.

No pets or smoking allowed unless written approval given beforehand by the landlord.

### Services

Mains Electric and water. Tenant will be liable for Council Tax and water charges plus all other outgoings demanded on the property during the term, including contents insurance which they should arrange.

### Viewing

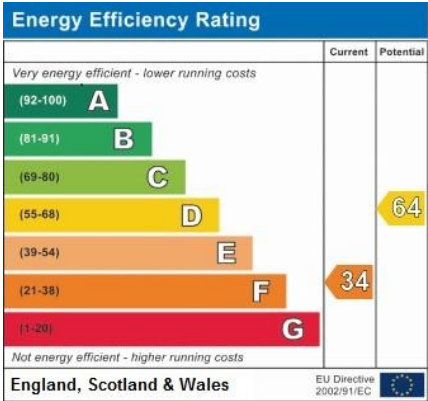
Strictly by appointment with Savills 01904 617837.



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**Local Information**  
Located 12 miles from Leeds, 11 miles from Bradford, 11.5 miles from Harrogate, 15 miles from Skipton, and 6 miles from Leeds-Bradford airport. Close to a number of excellent schools.



## Savills

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