



Maisonette (EPC Rating: D)

117A MAIN STREET, ADDINGHAM, LS29 0PD

£625



Two bedroomed maisonette flat located in the centre of Addingham with double glazing throughout and gas central heating and its own private entrance.

THE AREA

The popular and picturesque village of Addingham is located on the edge of the Yorkshire Dales and offers a range of local amenities including a shops, restaurants, public houses and cafes, a doctors and dentist surgery and a post office.

Addingham offers main bus routes to Leeds and also the neighbouring villages and towns including stunning Bolton Abbey offering idyllic walking destinations along the banks of the river Wharfe and the popular Spa town of Ilkley with a vast range of retail shops, eateries and more. Ilkley also offers regular train links to the commercial centres of Leeds, Bradford and beyond.

DESCRIPTION

An attractive two bedroomed maisonette flat nestled in the centre of Addingham with double glazing throughout and gas central heating with its own private entrance.

OPEN PLAN KITCHEN LIVING ROOM

2.75m x 2.43m plus 4.56m x 3.26m (max) (9'0" x 7'11" plus 14'11" x 10'8" (max))

Comprising a range of beech wall and base units with stainless steel single drainer sink with mixer tap above, slot in four ring electric oven and induction hob with extractor fan over and space and plumbing for a washing machine.

Open plan living room with painted timber feature fireplace with hearth and open stairs to first floor. Open stairs lead up to the second floor landing.

SECOND FLOOR LANDING

Open staircase from the living room leads up to the second floor landing, with doors leading to the shower room and both bedrooms. Handy storage cupboard.

BATHROOM

With Triton T80 electric shower with folding screen door, WC with dual flush and pedestal hand wash basin with mixer tap and vanity unit below.

BEDROOM ONE

3.14m x 4.14m (10'3" x 13'6")

A large double bedroom with over stairs storage space.

BEDROOM TWO

2.64m x 2.88m (8'7" x 9'5")

A further double bedroom with built in cupboard housing Vokera Easi Heat Plus combi boiler.

VIEWING

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

OTHER

The ingoing tenant will be required to pay a water charge of £50 per month to the landlord in addition to the rent.

TENANCY INFORMATION

HOLDING DEPOSITS: A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

DEPOSIT: A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

OTHER INFORMATION: Carling Jones Ltd is a member of the



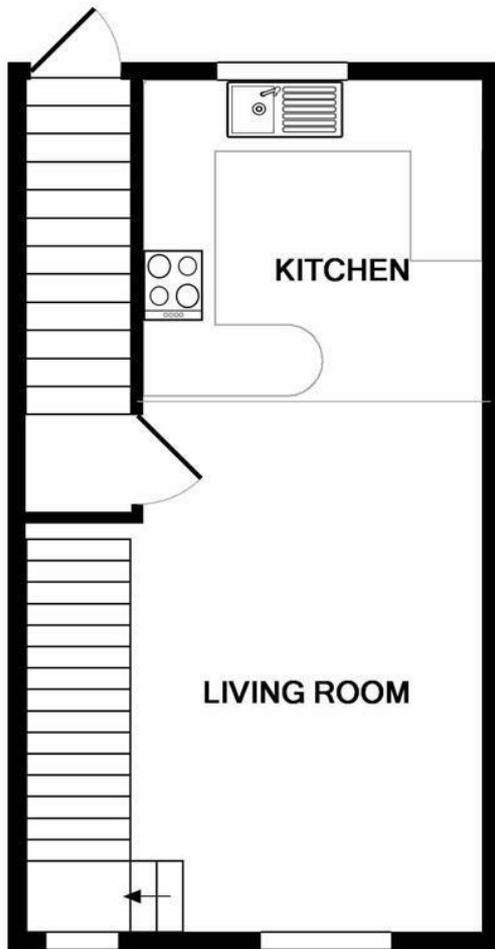
RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

AGENTS NOTE & DISCLAIMER

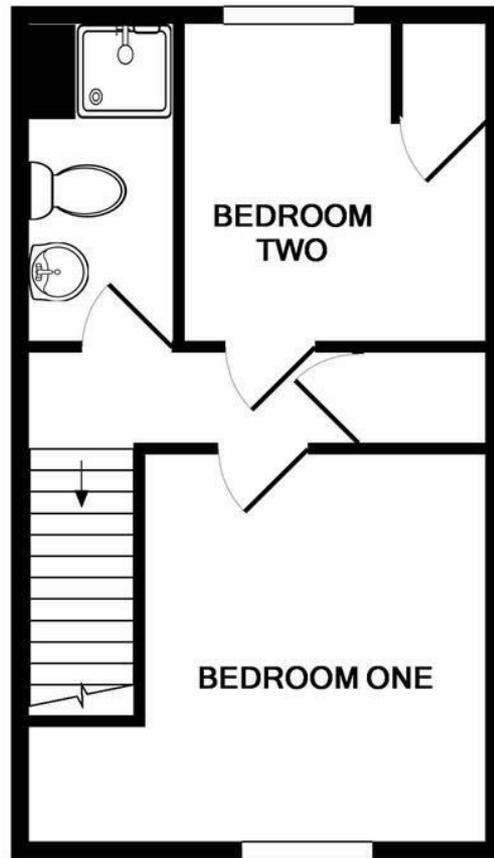
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

SORRY - NO PETS





GROUND FLOOR



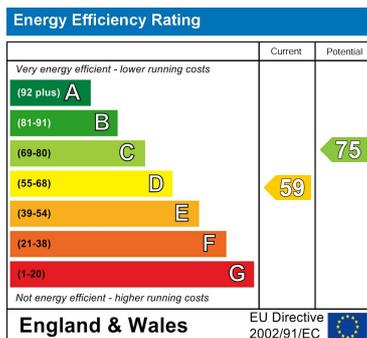
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

A

Energy Performance Graph



Call us on

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<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

