



Hardings Lane, Ilkley, LS29 0EP
Per Month £2,200 Per Month

E&H Edkins Holmes
ESTATE AGENTS

A stunning detached barn conversion occupying a beautiful rural setting with far-reaching countryside views across the surrounding landscape. The property enjoys attractive lawned gardens, a large pond and a small woodland area, together with a sheltered paved seating area. Internally, the accommodation comprises a stylish kitchen, spacious living room with open-plan dining area, cloakroom, and three double bedrooms, one of which benefits from an en-suite bathroom. The raised pond lawn and woodland area are maintained by the landlord. Offered unfurnished. The property benefits from oil-fired central heating, underfloor heating throughout the ground floor, radiators to the first floor, and double glazing throughout. Water and drainage are provided via a borehole and septic tank system please note there is an additional cost of £80 per month for this.



Ground Floor

Entrance Hall

With tiled flooring and access to the principal accommodation.

Hallway

With tiled flooring and coat hooks.

Cloakroom/W.C.

Fitted with a low-level W.C. and pedestal wash basin. Tiled floor, part-tiled walls and extractor fan.

Living Room/Dining Room

A spacious and characterful reception room featuring attractive wooden flooring, exposed beams and lintels, and a large feature window. Additional windows to the side and rear elevations enjoy delightful views over the pond and down the valley. A door provides access to the outside.

Kitchen

A stylish modern kitchen fitted with a range of wall and base units with wooden worktops and an inset sink with mixer tap. Integrated appliances include a large electric oven, four-ring hob with extractor hood, fridge freezer, dishwasher, microwave, and washer/dryer. Tiled flooring, side entrance door to paved area and a window overlooking the gardens and pond.

First Floor

Landing

With skylights and an open staircase.

Principal Bedroom

A spacious double bedroom featuring attractive wooden flooring, an exposed timber lintel, a contemporary radiator, and a window overlooking the gardens and pond.

En-Suite Bathroom

Beautifully appointed with a shower and glass screen, wall-mounted wash basin with mixer tap, and wall-mounted W.C. Further features include tiled walls and flooring, heated towel rail, extractor fan, shaver point, mirror, and skylight.

Bedroom Two

A double bedroom with attractive wooden flooring, exposed lintel beams, contemporary radiator, wall lights, and feature three-quarter-height windows to the side elevation. A further window enjoys views down the valley.

Bedroom Three

A further double bedroom with wooden flooring, exposed lintel, large window, skylight, and contemporary radiator.

House Bathroom

A modern bathroom comprising a panelled bath with shower over and glass screen, wall-mounted wash basin with mixer tap, and wall-mounted W.C. Heated towel rail, extractor fan, shaver point, mirror, tiled walls and flooring, and a window overlooking the gardens.

Outside

Gardens

The property is surrounded by attractive lawned gardens incorporating a large pond, far-reaching countryside views, and a sheltered paved seating area. An outbuilding houses the oil tank and water softening system and is not available for storage.

Parking

A large gravelled parking area is situated adjacent to the property.

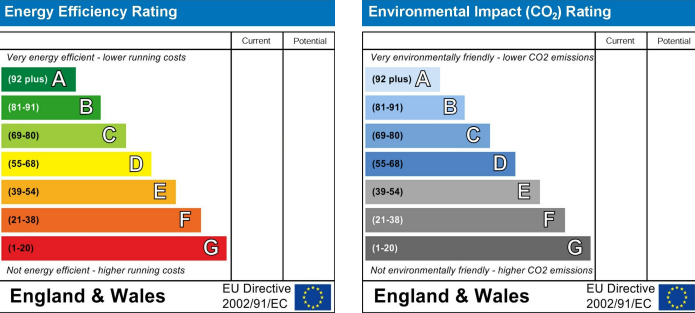
Additional Information

Please note that the property is accessed via a gravel track of approximately half a mile from the main road.

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily

comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

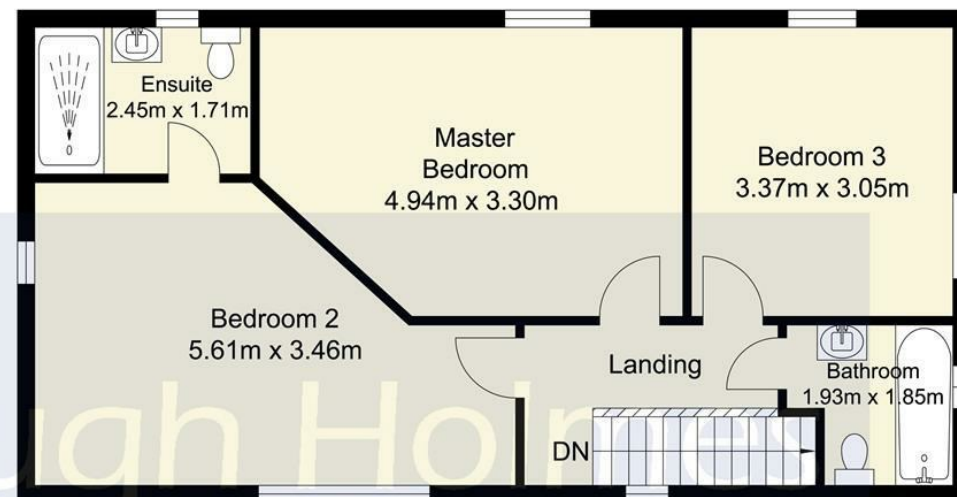








Ground Floor



First Floor

Middle Laithe Barn