



Flat 6 Bridge End

Boston Road, LS22 5HA

£1,250 pcm



- UNFURNISHED
- GATED ENTRANCE
- EXCELLENT FINISH
- BALCONY WITH RIVER VIEWS
- EASY ACCESS TO A1M
- SORRY, NO PETS OR SMOKERS
- EPC 'C'
- COUNCIL TAX BAND 'E'

GENERAL SUMMARY

Littlefairs are delighted to offer this exceptional two-bedroom apartment within this small, secure and exclusive development which is located by the riverside in the pleasant market town of Wetherby. The property is close to all amenities and extremely convenient to the M1 motorway and the links beyond. This two-bedroom first floor apartment has the benefit of a secure allocated parking space and is offered unfurnished. The property briefly comprises of a fully fitted kitchen with all integrated appliances and marble work surfaces. Master bedroom with en-suite shower room. Second bedroom, family bathroom, lounge/dining area which has patio doors leading out onto a balcony with river views. Express your interest by calling the office TODAY!

ROOM MEASUREMENTS

Kitchen - 14' 3" x 6' 9" (4.35m x 2.07m)

Living Room - 10' 0" x 25' 0" (3.07m x 7.64m)

Bedroom One - 16' 4" x 9' 3" (5.82m x 2.83m)

Bedroom Two - 9' 10" x 8' 9" (3.02m x 2.67m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at LittlefairsPropertyCompany.co.uk

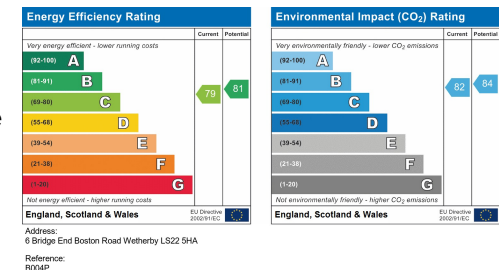
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you enter Wetherby town centre from the south side along Boston Road, you will pass the local Police Station on your right hand side. Bridge End Apartments are located on your right hand side immediately before the bridge over the River Wharfe.



T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

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