



- Two Bedroomed Town House
- Sitting Room
- Breakfast Kitchen
- Bathroom
- Off Street Parking to the Rear
- Patio Area to the Rear
- EPC Rating: C
- Available Mid June

79 Burras Lane, Otley, LS21 3EP

This two bedroomed town house is located just a short stroll from the town centre and has off street parking to the rear. The property briefly comprises an entrance porch, sitting room, breakfast kitchen, two bedrooms and bathroom. Unfurnished.

£750 PCM



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

ENTRANCE PORCH

With a window to the front elevation.

SITTING ROOM

14'0" x 11'7"

Having a living flame fire set in an attractive surround, radiator, television point and a window to the front elevation. An open staircase leads to the first floor.

BREAKFAST KITCHEN

11'7" x 9'1"

Fitted with a range of white base and wall units having complementary work surfaces, tiled splashbacks and a stainless steel sink unit. Appliances comprise a gas cooker with cooker hood, washing machine and under counter fridge with small ice box. The kitchen also houses the boiler and has a telephone point, vinyl flooring, a window to the rear elevation and a door leading out to the rear.

FIRST FLOOR

BEDROOM ONE

12'0" x 11'7"

A double bedroom having a built in cupboard, radiator and two windows to the front elevation.

BEDROOM TWO

11'2" x 5'10"

Single bedroom with a radiator and a window to the rear elevation.

BATHROOM

5'5" x 5'4"

Fitted with a suite comprising panelled bath with shower attachment, pedestal wash basin and a low suite w.c. There is also a mirror-fronted cabinet, radiator and a window to the rear elevation.

OUTSIDE

There is a small paved patio to the rear and a small low maintenance garden area to the front.

PARKING

There is off street parking to the rear of the property.





COUNCIL TAX

Leeds City Council Tax Band C.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. 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

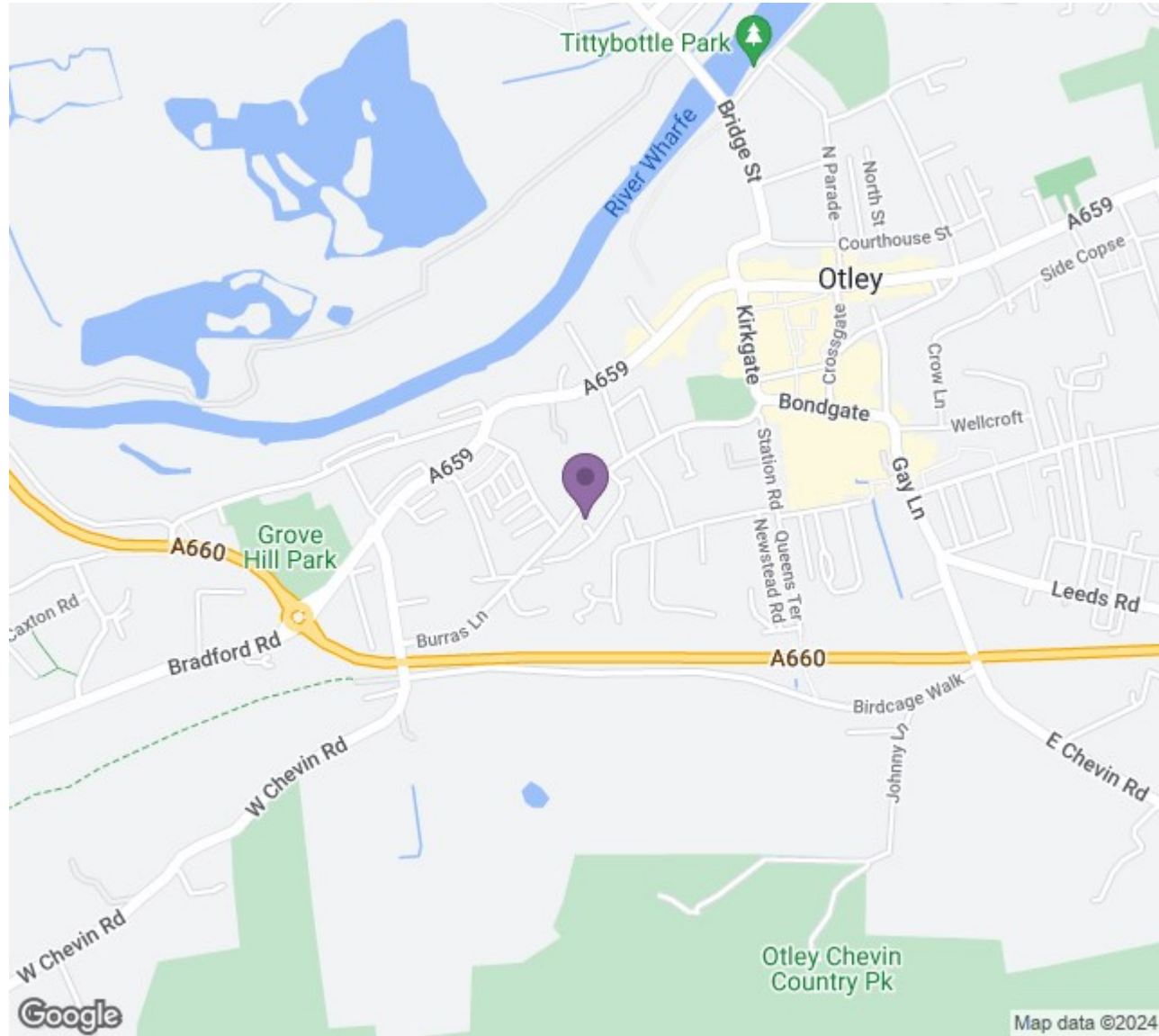
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 and 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