




- Smartly Presented House
- Two Bedrooms
- Sitting Room
- Breakfast Kitchen
- Sun Room
- Shower Room
- Enclosed Rear Garden
- EPC Rating: D
- Off Street Parking

## 21 Wharfedale Mews, Otley, LS21 1SS

This well presented two bedroomed house has a conservatory, enclosed paved garden and off street parking, and is located in a quiet cul-de-sac within walking distance of the all the town centre amenities. Gas fired central heating and double glazing. Unfurnished.



**£950 PCM**





The property, with gas fired central heating, double glazing and approximate room sizes, comprises:

### **GROUND FLOOR**

#### **ENTRANCE**

4'8" x 4'6"

Having a radiator and coat hooks.

#### **SITTING ROOM**

13'9" x 11'9"

Fitted with a modern electric fire in attractive surround, ceiling coving, recessed spot lights, two radiators, television aerial point, telephone point and window to the front elevation. There is also a useful understairs storage cupboard with light and power.

#### **BREAKFAST KITCHEN**

11'9" x 9'4"

A modern fitted kitchen having a range of base and wall units with complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with ceramic hob and cooker hood and integrated slimline dishwasher. Recessed spot lights, radiator and boiler. Window to the rear elevation and doors leading through to the conservatory.

#### **SUN ROOM**

9'3" x 8'6"

A lovely room having wood effect flooring, a radiator, windows to two sides and a door leading out to the rear garden.

### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

11'9" x 9'8"

Having a useful built in cupboard, radiator, television cable and window to the front elevation.

#### **BEDROOM TWO**

11'9" x 6'6"

With a radiator and window to the rear elevation.

#### **SHOWER ROOM**

6'4" x 5'5"

Fitted with a walk in shower, vanity unit with wash basin and a low suite w.c. Shaver point, heated towel rail, recessed spot lights, extractor fan, fully tiled walls and wall-mounted mirror.





### **GARDEN**

To the rear of the property there is an enclosed low maintenance garden with a wooden shed.

### **PARKING**

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

### **COUNCIL TAX**

Leeds City Council Tax Band C

### **NOTES**

Please note that this property does not accept pets.

### **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.

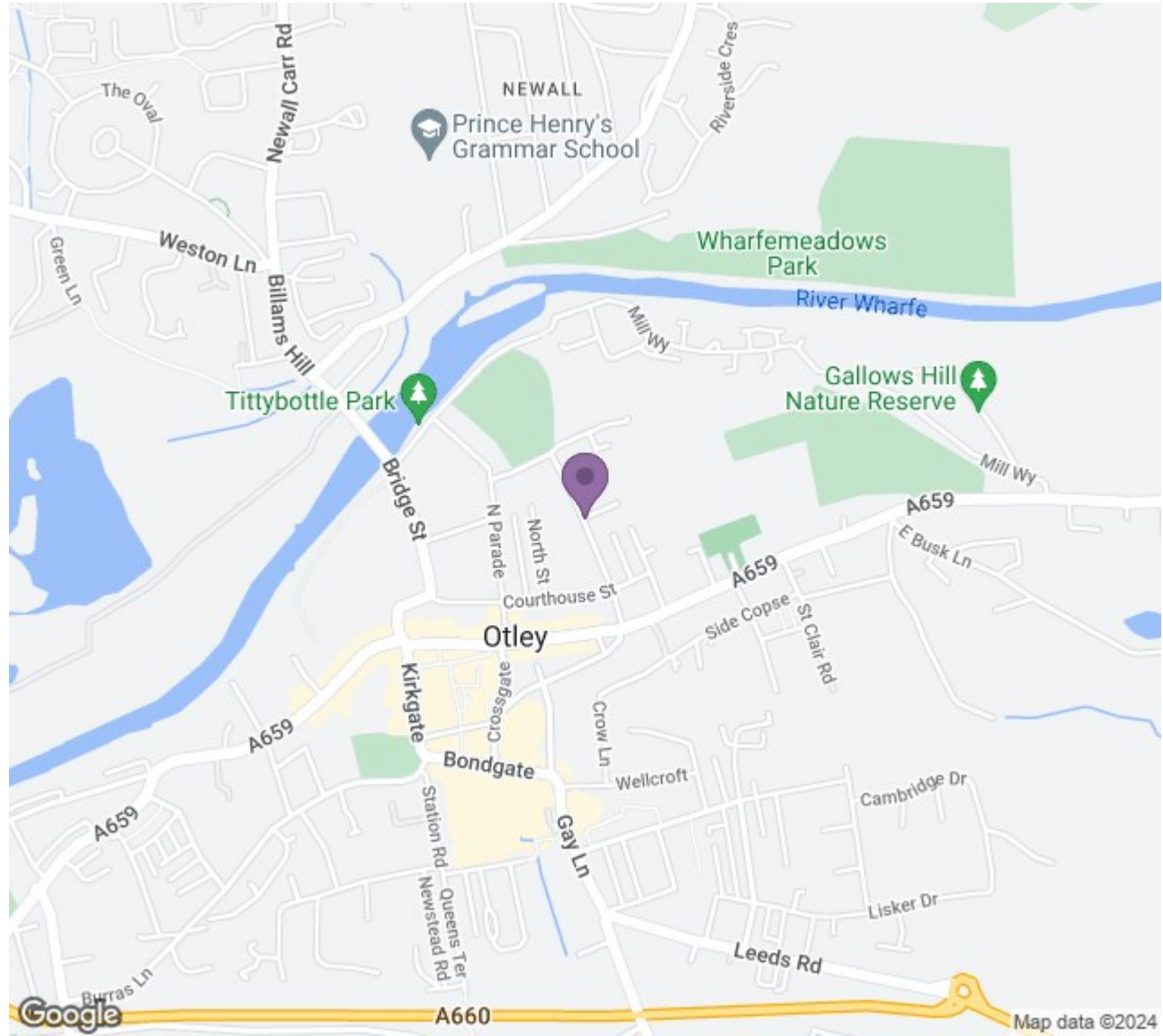
### **PAYMENTS**

1. A holding fee equivalent 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 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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