WHITAKER CADRE LETTING SPECIALISTS







- Detached House
- Sitting Room
- Breakfast Kitchen
- Conservatory
- Bathroom & Cloakroom
- Courtyard Garden
- EPC Rating: D
- Off Street Parking
- Available mid November

Wells Cottage Wells Road, Guiseley, LS20 9AE

£1,050 PCM

A beautifully presented two bedroomed detached house with a conservatory, paved garden and off-street parking, situated just a short walk from the train station. Unfurnished. Available mid November.







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

GROUND FLOOR

Entrance
With wood effect laminate flooring, recessed spotlights, a radiator and a useful understairs cupboard.

Sitting Room
14'11" x 9'1"
A lovely light room having French doors to the front elevation and a window to the side. Wood effect laminate flooring, recessed spotlights, wall lights, radiator, television aerial point and a telephone point.

Breakfast Kitchen
11'1" x 9'5"
Fitted with a range of wood effect base and wall units having a small breakfast bar, complementary work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an integrated stainless steel electric oven with four ring gas hob and a stainless steel cooker hood, a washer dryer, a dishwasher and an integrated fridge freezer. There is also the central heating boiler, a radiator and recessed spotlights. French doors lead through to the Conservatory.

Conservatory
9'4" x 9'3"
With a tiled floor, wall lights and French doors leading out to the paved courtyard garden.

W.C.
5'11" x 3'1"
With a wall-mounted basin and low-suite w.c. Tiled floor, part tiled walls, recessed spotlights, extractor fan and radiator.

FIRST FLOOR

Bedroom One
11'10" x 9'6"
Having two fitted wardrobes, recessed spotlights, two wall lights, a radiator, a television aerial point and a window to the side elevation.

Bedroom Two
9'1" max x 9'1" max
L shaped room with recessed spotlights, a radiator and windows to both the front and side elevations.

Study
9'1" x 5'5"
Having recessed spotlights, a radiator and windows to both the front and side elevations.







Bathroom
11'7" x 5'9"
This stylish and spacious bathroom is fitted with a white suite comprising a free-standing bath with handheld shower, low suite w.c., pedestal wash basin and shower cubicle. There is also a heated towel rail, recessed spotlights, an extractor fan and a window to the side elevation. Tiled floor and walls.

OUTSIDE
There is an enclosed paved garden.

Parking
There is a block paved driveway to the front of the house providing off street parking.

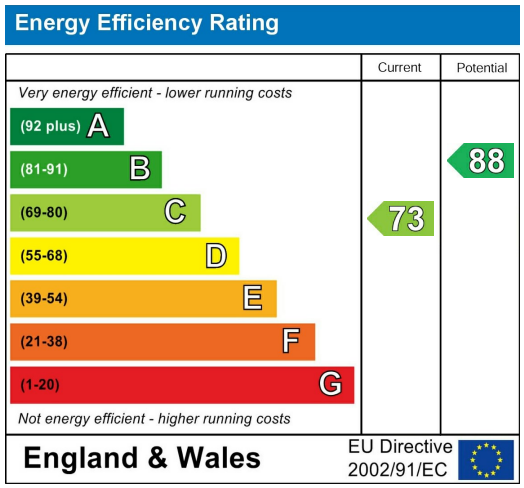
COUNCIL TAX
Leeds City Council Tax Band B.

PLEASE NOTE
Please note that this property is only suitable for a family with one child.

Agent Notes
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.





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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 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