



Shadwell ~ 1 Bramble Mews, LS17 8ET

£1,100 pcm

An infrequent opportunity has arisen to rent a deceptively spacious and stylish ground floor apartment forming part of an exclusive development on the outskirts of Shadwell, ideal for those commuting to Leeds City Centre.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



Set on the outskirts of Shadwell with excellent access into Leeds city centre, this well-presented ground-floor apartment forms part of a purpose-built development positioned securely behind electric gates, complete with an allocated parking space. The property enjoys double-glazed windows and electric radiators throughout, offering comfortable and efficient living.

A communal entrance leads into a private porch and through to the hallway, a welcoming space with doors branching off to the principal rooms. The living room is bright and inviting, featuring an attractive wall-mounted electric fire and double-glazed patio doors opening directly onto the communal gardens. Adjoining this is the fitted kitchen, equipped with a range of wall and base units, integrated fridge and freezer, oven and hob with extractor above, and space for both an automatic washing machine and tumble dryer. A stainless-steel inset sink completes this practical and well-arranged space.

The principal bedroom is a comfortable double with a front-facing window, electric radiator and access to a modern en-suite shower room. The second bedroom, also a double, is positioned to the rear and served by the house bathroom, fitted with a contemporary white suite including bath with shower over, pedestal wash basin and low-flush W.C., complemented by tiled flooring.

The development enjoys well-tended communal gardens and the reassurance of gated allocated parking. This appealing apartment represents an excellent opportunity for those seeking secure, low-maintenance living within easy reach of Leeds.

LANDLORD'S REQUIREMENTS

An Assured Periodic Tenancy.

Rent of £1,100 per calendar month, payable monthly in advance.

A credit check and references are required.

An EPC is available on this property

A refundable tenancy deposit £1,269

We understand mains water, electricity, and drainage are connected.

Broadband and mobile signal coverage can be checked via <https://checker.ofcom.org.uk>

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax

you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £253

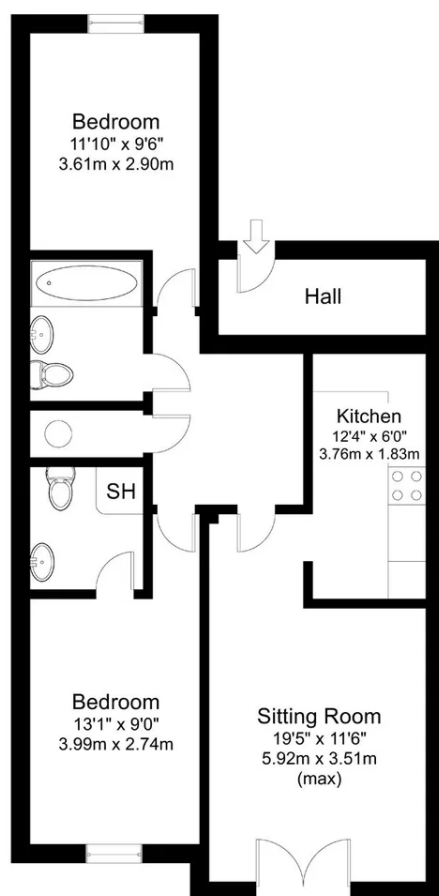
During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.



Gross internal floor area (approx.): 72.7 sq m (783 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

SERVICES

We understand mains water, electricity, and drainage are connected.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

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