WHITAKER CADRE LETTING SPECIALISTS







- Beautifully Renovated
- Two Bedrooms
- Dining Kitchen
- Sitting Room
- House Bathroom & Shower Room
- Environmentally Friendly Air Source Heating
- Two Covered Parking Spaces & Small Patio Area
- EPC Rating: C
- Available late November

The Stable Ghyll Fold, Gill Lane, Yeadon, LS19 7DG

£1,350 PCM

This beautifully renovated cottage is full of character having retained many original features, and offers spacious two bedroomed accommodation in this delightful setting. The property also has the benefit of two covered parking spaces and a small patio area to the front.







The property, with air source underfloor heating, double glazing and approximate room sizes comprises...

Upper Ground Floor

Dining Kitchen
14' 5" x 14' 2"
Fitted with a range of grey Shaker style units with complementary work surfaces and composite sink unit with mixer tap. Appliances comprise an integrated electric oven with ceramic hob and cooker hood over. There is space for a fridge freezer and plumbing for a washing machine and dishwasher. Wood effect laminate flooring, LED spotlights and windows to both the front and side elevation.

Sitting Room
18' 10" x 14' 1"
Having a vaulted ceiling with original beams, two windows to the side and two to the rear elevation, door with Juliet balcony, wood effect laminate flooring, LED spotlights and stairs leading down to the lower ground floor.

Bedroom Two
10' 6" x 8' 3"
With wood effect laminate flooring, LED spotlights and windows to the front and side elevation.

House Bathroom
5' 9" x 5' 1"
Fitted with a white suite comprising panelled bath with shower over, low suite w.c. and pedestal basin. Tiled floor and part tiled walls, mirror and extractor fan.

Lower Ground Floor

Bedroom One
18' 8" x 10' 9" max
With wood effect laminate flooring, exposed beams, LED spotlights, large understairs storage cupboard and three windows to the side elevation.

Shower Room
6' 2" x 5' 7"
Fitted with a quadrant shower cubicle with thermostatic shower, low suite w.c. and pedestal basin. Tlled floor, extractor fan and heated towel rail.







Outside
There is a small patio area to the front of the property.

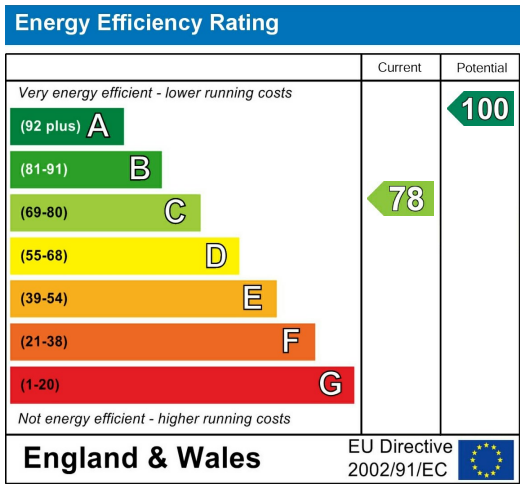
Parking
There are two covered parking spaces.

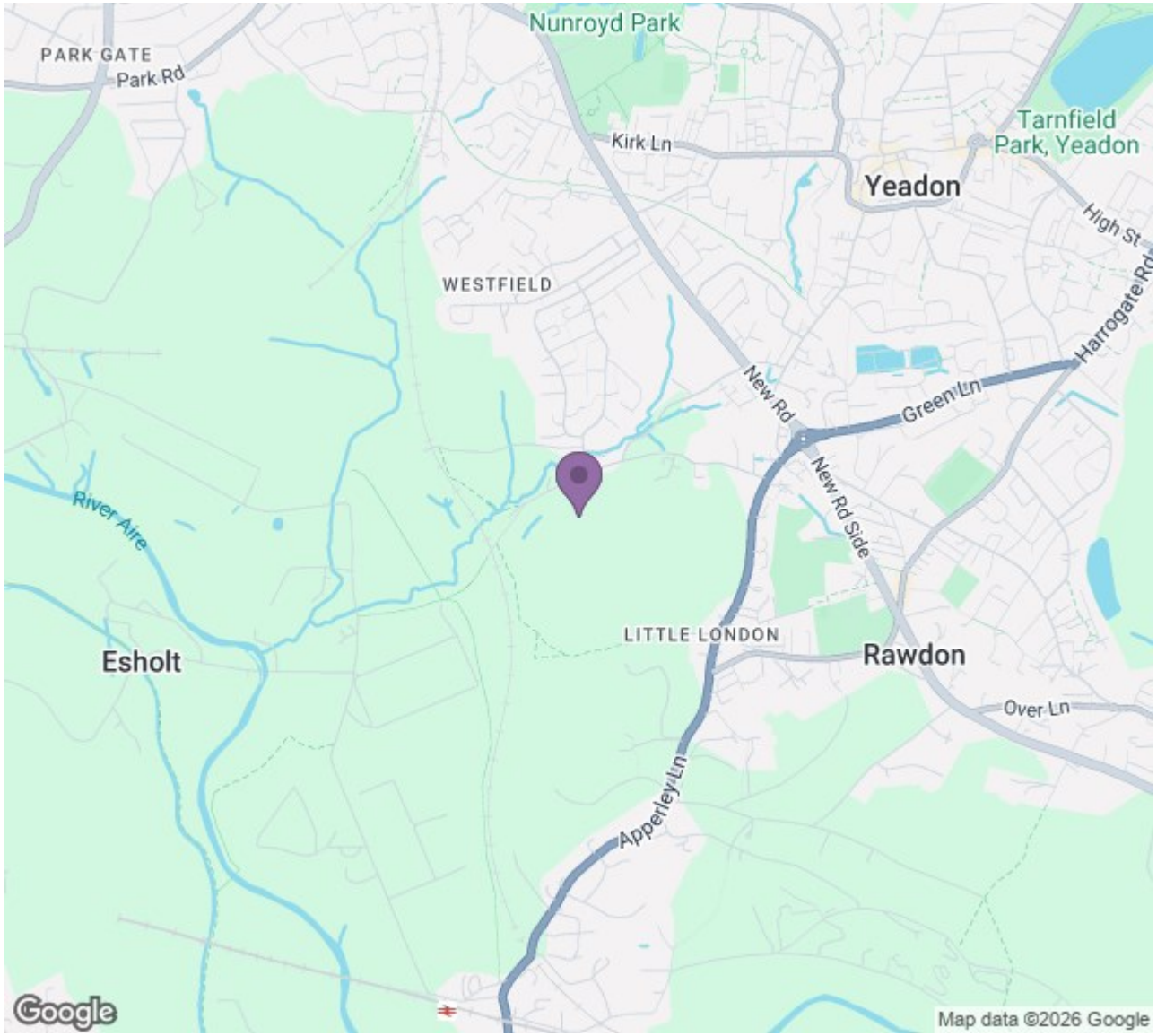
Council Tax
Leeds City Council Tax Band D.

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