



- Semi Detached House
- Two Bedrooms
- Sitting Room
- Dining Kitchen
- Enclosed Lawned Garden

68 The Crossways, Otley, LS21 2AR

A TWO BEDROOMED SEMI-DETACHED HOUSE WITH ENCLOSED LAWNED GARDEN TO THE REAR AND OFF-STREET PARKING TO THE FRONT SITUATED IN A CUL DE SAC ON THE OUTSKIRTS OF OTLEY

£695 pcm





SITING ROOM

13' 11" x 11' 11" max" (4.24m x 3.63m) Having a living flame gas fire, radiator, dado rail, coving and a window to the front elevation.

DINING KITCHEN

15' 1" x 7' 11" (4.6m x 2.41m) Fitted with a range of oak base and wall units with complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. The appliances comprise an integrated electric oven, four ring gas hob, stainless steel cooker hood, integrated under counter fridge, integrated under counter freezer, washing machine, tumble dryer and dishwasher. There is also an under stairs cupboard housing the boiler. Window to the rear elevation and a door leading out to the rear garden.

FIRST FLOOR LANDING

With a window to the side elevation.

BEDROOM ONE

13' 11 max" x 11' 11 max" (4.24m x 3.63m) A spacious double bedroom with radiator, built in cupboard and a window to the front elevation.

BEDROOM TWO

10' 5" x 7' 11" (3.18m x 2.41m) With radiator and a window overlooking the rear garden.

BATHROOM

7' 10" x 4' 3" (2.39m x 1.3m) Fitted with a suite comprising panelled bath with shower over and a glass screen, pedestal wash basin and low suite w.c. There is also a wall-mounted cabinet, heated towel rail, extractor fan and window to the rear elevation. Tiled walls and fully tiled walls.





GARDEN

There is an attractive, enclosed lawned garden to the rear with paved patio and wooden shed.

PARKING

The driveway provides off street parking.

PETS

Please note that this property does not accept pets.

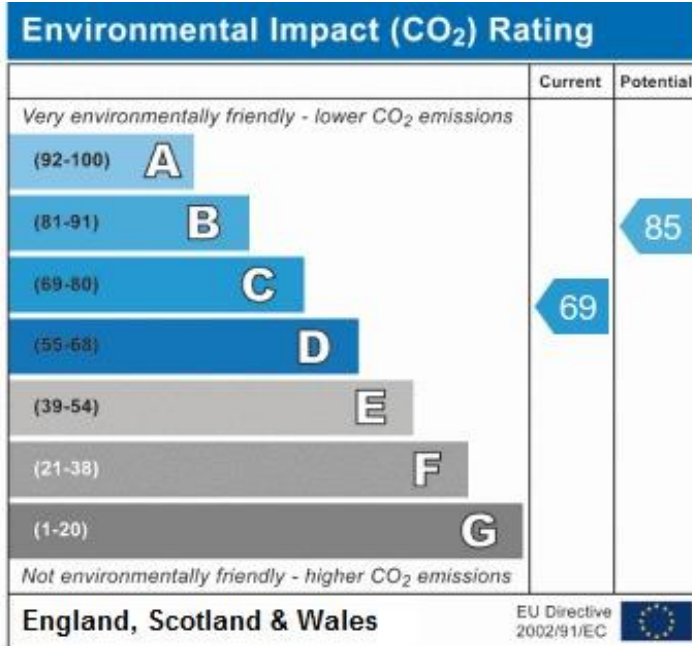
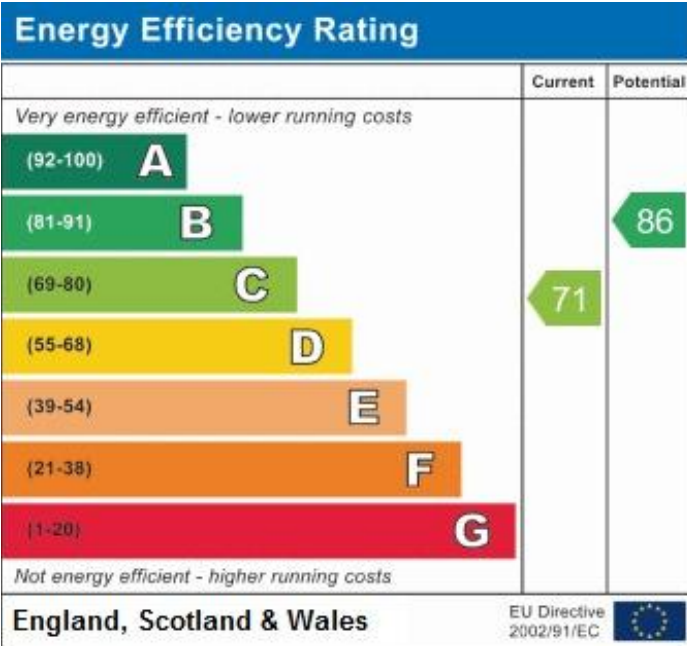
AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.

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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