



- First Floor Apartment
- Open Plan Living Area
- Well Equipped Kitchen
- One Double Bedroom
- Modern Bathroom

2 The Royal White Horse, Westgate, Otley, LS21 3HU

A FULLY FURNISHED ONE BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE HEART OF OTLEY AND HAVING ONE ALLOCATED CAR PARKING SPACE



£525 pcm



This fully furnished apartment, with gas fired central heating and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance shared with three other apartments.

FIRST FLOOR

PRIVATE ENTRANCE HALL

13' 4" x 5' 11" (4.06m x 1.8m) With recessed spotlights, entry phone and radiator.

LIVING AREA

21' 10" x 11' 3" (6.65m x 3.43m) Having recessed spotlights, television point, telephone point, two radiators, laminate flooring and two large windows to the rear of the property.

KITCHEN AREA

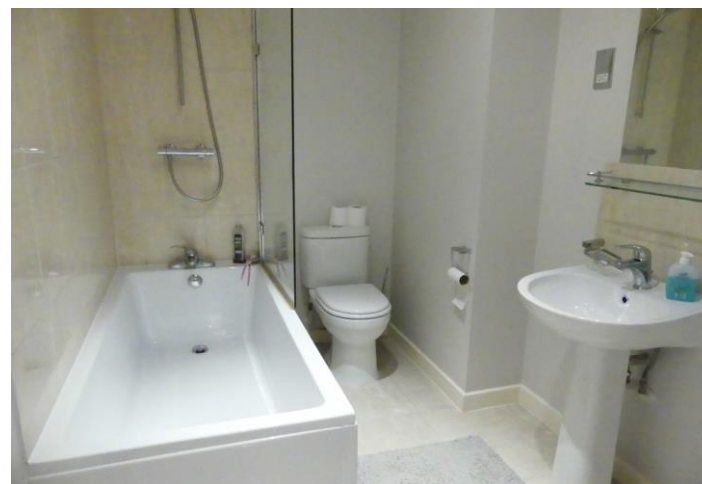
9' 10" x 4' 10" (3m x 1.47m) Fitted with a range of wood effect base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven with four ring gas hob and stainless steel cooker hood over, under counter fridge, freezer and washer dryer.

BEDROOM

11' 1" x 10' 7" (3.38m x 3.23m) The bedroom has two radiators and a large window to the rear.

BATHROOM

8' 2" x 5' 11" (2.49m x 1.8m) Fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal wash basin and low suite w.c. Heated towel rail, shaver point, extractor fan and ceramic tiled floor.





PARKING

The apartment has one allocated car parking space to the rear.

PETS

Please note that this property is not suitable for pets.

COUNCIL TAX

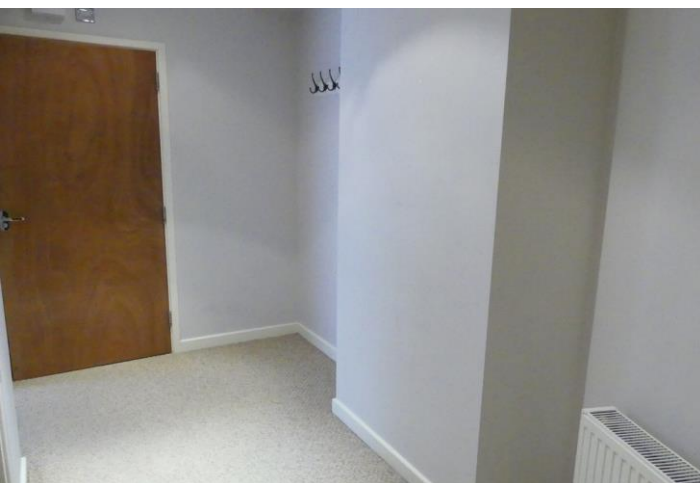
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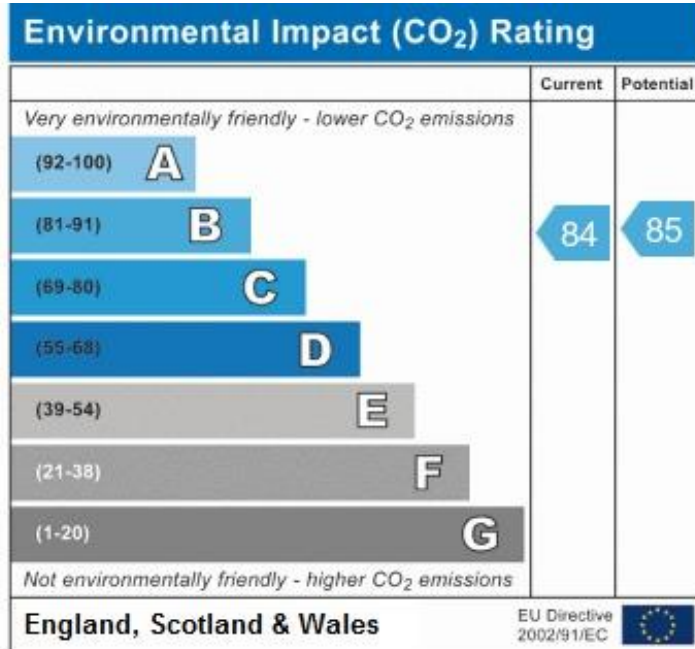
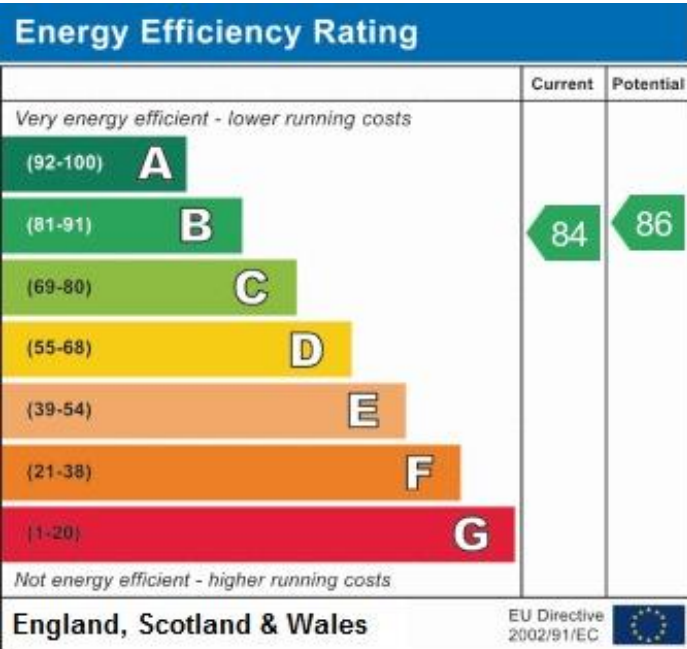
AGENTS NOTES

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.

Address:
Apt. 2, The Royal White Horse, Westgate, Otley, LS21 3HU

18 Church Street, Ilkley, West
Yorkshire, LS29 9DS

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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