



- Semi-Detached Cottage
- Sitting Room
- Dining Kitchen
- Three Double Bedrooms
- En-Suite to Master Bedroom

## Spring Cottage, 16 Wells Road, Guiseley, Leeds, LS20 9AE

A SMARTLY PRESENTED, SPACIOUS THREE BEDROOMED COTTAGE, WITH COURTYARD GARDEN AND A CAR PARKING SPACE, SITUATED IN THE HEART OF GUISELEY



**£895 pcm**





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

#### **ENTRANCE PORCH**

With UPVC double doors.

#### **ENTRANCE HALL**

6' 11 max" x 6' 5" (2.11m x 1.96m) Having laminate flooring, a radiator and recessed spot lights.

#### **SITTING ROOM**

18' 11" x 10' 7" (5.77m x 3.23m) Accessed via double doors from the entrance hall, this lovely spacious sitting room has laminate flooring, recessed spot lights, a radiator, television point and two windows to the side elevation.

#### **DINING KITCHEN**

18' 10" x 9' 1" (5.74m x 2.77m) The nicely proportioned dining kitchen is fitted with a range of wood effect base and wall units having complementary laminated work surfaces, tiled splash backs and a stainless steel sink unit with a mixer tap. Integrated appliances comprise an electric oven with four ring hob, stainless steel cooker hood, an under counter fridge and a dishwasher. There is also a fridge freezer and a washer dryer. Radiator, ceramic tiled floor, window to the side elevation and French doors leading to a courtyard garden area.

#### **CLOAKROOM / W.C.**

7' 10" x 3' 1" (2.39m x 0.94m) Fitted with a white basin and a low suite w.c. There is also a radiator, extractor fan and a cloaks recess off to one side.

#### **FIRST FLOOR**

##### **MASTER BEDROOM**

12' 0" x 10' 4" (3.66m x 3.15m) With a television point, radiator, recessed spot lights, two wall lights, a window to the side elevation and a Velux window.





### EN-SUITE SHOWER ROOM

7' 7" x 6' 8" (2.31m x 2.03m) Fitted with a white suite comprising a pedestal wash basin, low suite w.c. and shower enclosure with thermostatic shower. Radiator, chrome heated towel rail, extractor fan, recessed spot lights and laminate flooring. Velux window plus additional window to the side elevation.

### BEDROOM TWO

9' 2" x 9' 0" (2.79m x 2.74m) With a radiator, Velux window and a window to the side elevation.

### BEDROOM THREE

9' 3" x 9' 0" (2.82m x 2.74m) Another nice sized double bedroom with window plus a Velux window, radiator and wall lights.

### BATHROOM

8' 10" x 5' 4" (2.69m x 1.63m) Fitted with a modern white suite comprising a panelled bath, low suite w.c. and pedestal wash basin. There is also a chrome heated towel rail, radiator, extractor fan and recessed spot lights. Part tiled walls, laminate flooring and a circular window to the front elevation.

### OUTSIDE

### GARDEN

There is an enclosed courtyard garden area to the side of the house.

### PARKING

There is a space to park one vehicle to the side of the house.

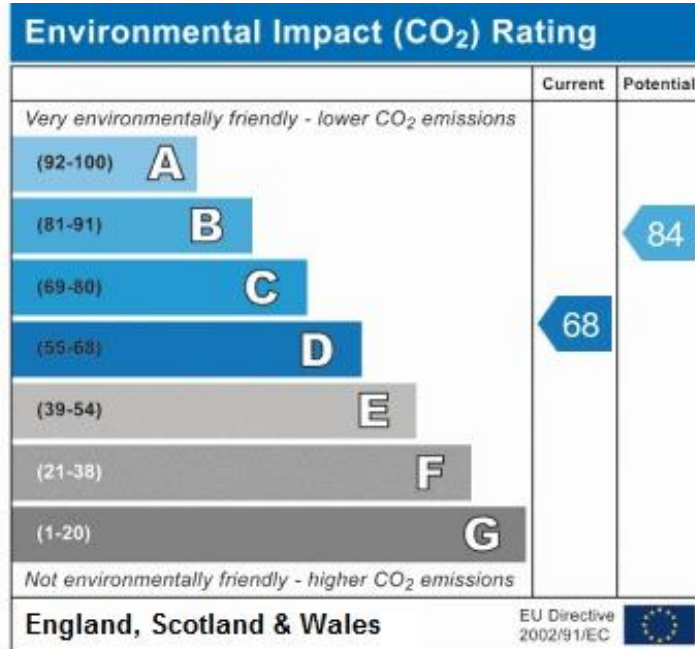
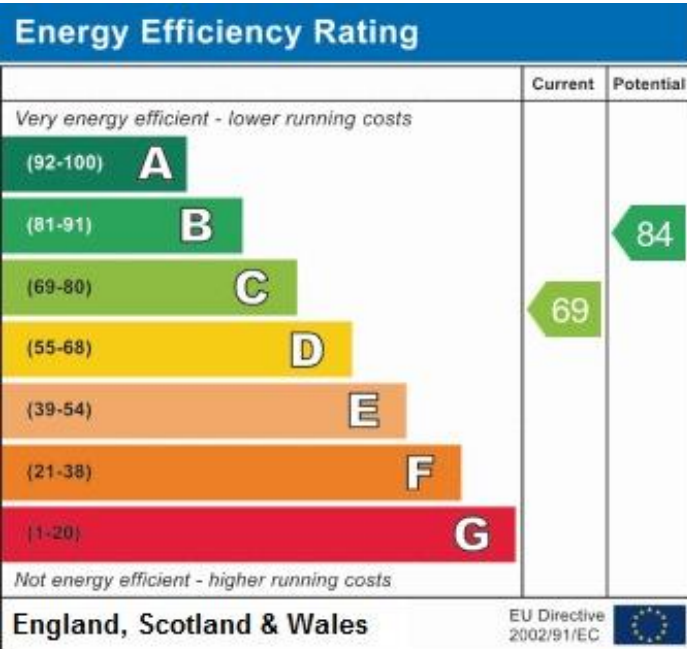
### COUNCIL TAX

Band C.

### PLEASE NOTE

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.

Address:  
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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