



- Semi-Detached House
- Three Bedrooms
- Sitting Room
- Dining Kitchen

14 Westfield Oval, Yeadon, Leeds, LS19 7NR

This three bedroomed semi-detached house with enclosed garden to the rear, has been recently redecorated and recarpeted and is set in a popular residential area. Unfurnished. Carpets and curtains. EPC Rating: C



£750 pcm



This newly redecorated property, with gas fired central heating, double glazing and approximate room sizes, comprises...

ENTRANCE

With radiator.

SITTING ROOM

13' 3" x 11' 4 (+ recess)" (4.04m x 3.45m) A nicely proportioned room with television point, telephone point, radiator and large window to the front elevation.

DINING KITCHEN

15' 10 max" x 13' 9 max" (4.83m x 4.19m) The light and spacious dining kitchen is fitted with a range of white base and wall units having complementary work surfaces, stainless steel sink unit with mixer tap and tiled splash backs. appliances comprise a new gas oven and hob and an integrated under counter fridge. Wood effect laminate flooring, door to the rear garden and windows to the side and rear.

FIRST FLOOR LANDING

Having a window to the side elevation.

BEDROOM ONE

11' 8" x 9' 8" (3.56m x 2.95m) A double bedroom having a radiator and a large window to the front elevation.

BEDROOM TWO

9' 10" x 9' 9" (3m x 2.97m) A second double bedroom having a radiator and a window to the rear elevation.

BEDROOM THREE

6' 11 (+ door recess)" x 5' 10" (2.11m x 1.78m) Having a radiator and a window to the front elevation.

BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m) The bathroom is fitted with a modern suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. There is also a radiator, small mirror-fronted cabinet, extractor fan and a window to the rear elevation.





GARDENS

There is an attractive lawned garden area to the front with mature planted beds and an enclosed lawned garden to the rear with a decked seating area.

PARKING

There is off street parking on the driveway.

GARAGE

There is a detached garage for storage, with light and power.

COUNCIL TAX

Band B.

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.

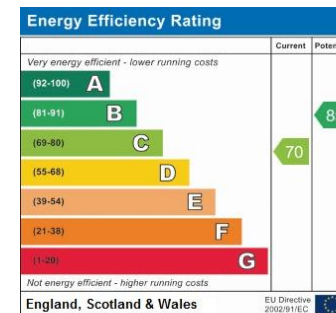


14 WESTFIELD OVEL

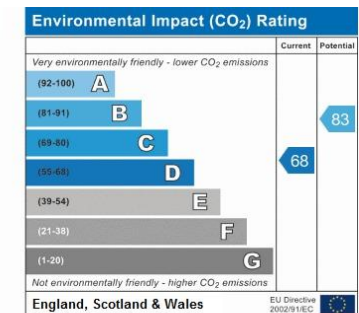
This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID675595)

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:
 14 Westfield Oval, Yeadon, Leeds, LS19 7NR



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 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