



- Newly Refurbished
- Two Bedrooms
- Sitting Room
- Dining Kitchen
- Modern Bathroom

3 Wellcroft, Otley, LS21 1JJ

A lovely newly refurbished two bedroomed property with enclosed paved garden to the rear, conveniently situated close to the town centre. Unfurnished. Available now.



£725 pcm



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

GROUND FLOOR

ENTRANCE

With radiator.

SITTING ROOM

13' 10 max" x 12' 3" (4.22m x 3.73m) Having a feature gas fire with modern mantlepiece and surround, ceiling cornice, telephone point, radiator, laminate flooring and window to the front elevation.

DINING KITCHEN

17' 0" x 6' 10" (5.18m x 2.08m) Newly fitted with a range of modern base and wall units having complementary work surfaces, tiled splashbacks and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with gas hob, cooker hood and fridge freezer. There is also space for a washing machine. Recessed spot lights, large under stairs storage cupboard and two windows to the rear elevation.

PORCH AND STORAGE AREA

There is an additional storage area with a window to the rear and entrance with door leading out to the rear garden.

FIRST FLOOR

BEDROOM ONE

11' 8" x 10' 10" (3.56m x 3.3m) A well-proportioned double bedroom with a walk in storage cupboard. Radiator, telephone point and window to the front elevation.





BEDROOM TWO

10' 11" x 8' 0" (3.33m x 2.44m) Having a radiator and window to the rear elevation.

BATHROOM

5' 8" x 4' 9" (1.73m x 1.45m) Newly fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Radiator, extractor fan, partly boarded walls, vinyl flooring and a window to the rear elevation.

GARDENS

There are paved garden areas to both the front and rear of the property.

COUNCIL TAX

Band B.

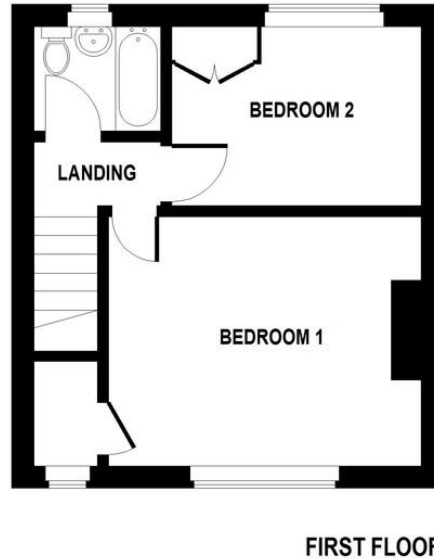
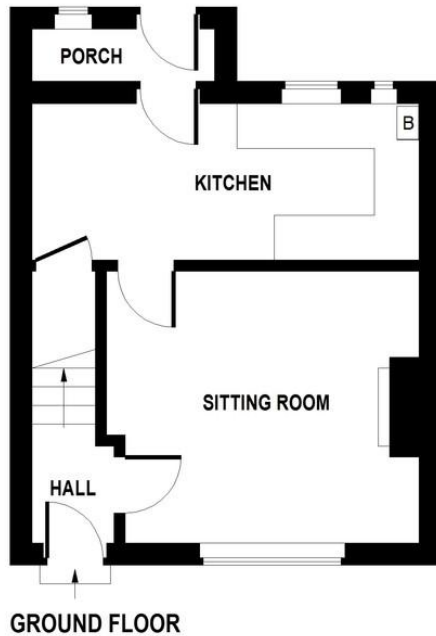
AGENTS NOTES

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.



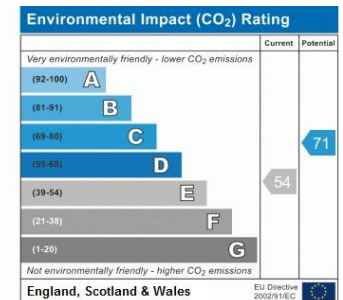
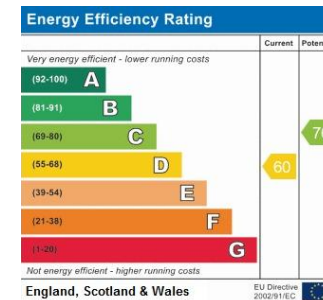


3 WELLCROFT

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. (ID678083)

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:
 3 Wellcroft, Otley, LS21 1JJ

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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 and 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.