



- Fully Furnished Apartment
- One Bedroom
- Open Plan Living Area
- Well Equipped Kitchen
- Parking Space to the Rear

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

This lovely fully furnished one bedroomed apartment with allocated parking space to the rear, is situated in the heart of the popular market town of Otley.



£500 pcm



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

COMMUNAL ENTRANCE

The communal entrance is shared with three other apartments.

FIRST FLOOR

PRIVATE ENTRANCE HALL

A large welcoming entrance hall with entry phone, coat hooks and a radiator.

OPEN PLAN LIVING AREA

21' 8" x 11' 11 overall" (6.6m x 3.63m)

SITTING ROOM AREA

Having a television point, telephone point, radiator, wood effect laminate flooring and a large sash window overlooking Manor Square.

KITCHEN AREA

The well equipped kitchen is fitted with a range of base and wall units having complementary laminate work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Integrated appliances comprise an integrated electric oven with gas hob and cooked hood over, fridge freezer and washer dryer.

BEDROOM

14' 10 max" x 10' 2" (4.52m x 3.1m) A good sized double bedroom with recessed spot lights, radiator and large sash window.





BATHROOM

7' 9" x 6' 10" (2.36m x 2.08m) Fitted with a white suite comprising a panelled bath with mixer shower over and glass shower screen, low suite w.c. and pedestal wash basin. Recessed spot lights, shaver point, extractor fan and heated towel rail. Tiled floor and part tiled walls.

PARKING

The apartment has one allocated parking space to the rear.

PET POLICY

Please note that this property does not accept pets.

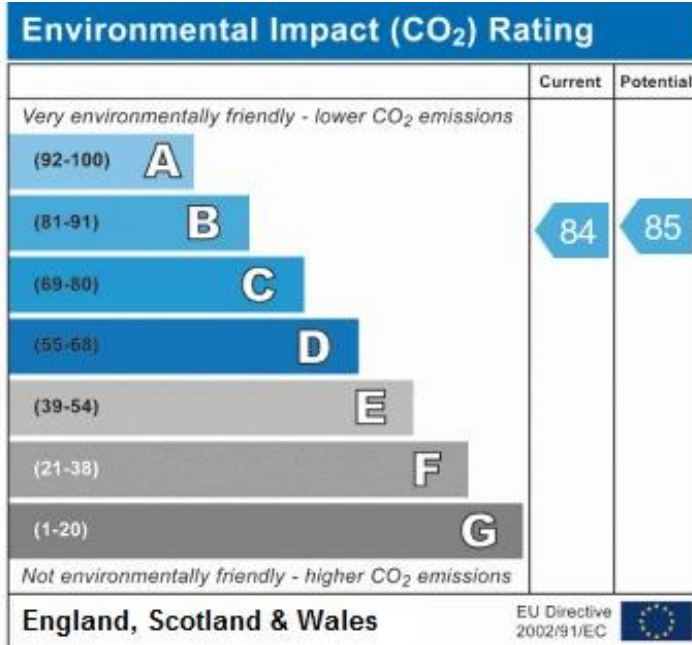
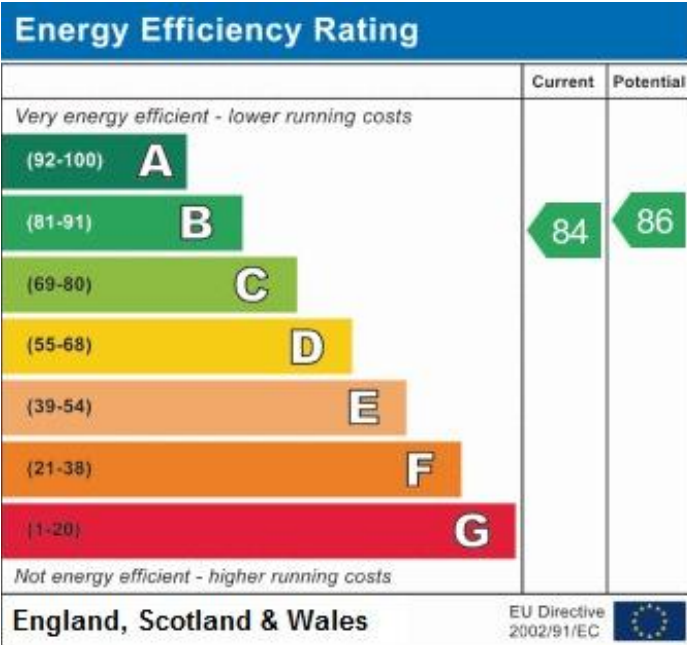
COUNCIL TAX

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.

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 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