



- First Floor Flat
- Sitting Room with Juliet Balcony
- Kitchen
- Two Double Bedrooms

7 Marshall Court, Yeadon, Leeds, LS19 7ZD

THIS LOVELY TWO BEDROOMED FIRST FLOOR APARTMENT HAS AN EN-SUITE SHOWER ROOM, ONE ALLOCATED CAR PARKING SPACE AND IS CONVENIENTLY SITUATED CLOSE TO THE HIGH STREET



£650 pcm



This lovely apartment, with electric heating, double glazing and approximate room sizes, comprises...

COMMUNAL ENTRANCE

Shared with just three other apartments the communal entrance has stairs to the first floor.

FIRST FLOOR

ENTRANCE HALL

Having an entry phone, heater, cloaks cupboard and a second cupboard housing the hot water tank.

LIVING AREA

19' 0" x 13' 6" overall" (5.79m x 4.11m) Comprising:

SITTING ROOM

14' 11 max" x 13' 6" (4.55m x 4.11m) This bright room has television and telephone points, a heater and a door to the front elevation opening to a Juliet balcony.

Open to:

KITCHEN AREA

9' 0" x 6' 7" (2.74m x 2.01m) Fitted with a range of cream base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap, there is also an integrated electric oven, ceramic hob with cooker hood over, a fridge freezer and a washing machine. Vinyl flooring and tiled splash backs.

MASTER BEDROOM

11' 8" x 9' 1" (3.56m x 2.77m) Having an electric heater, telephone point and a window to the rear elevation.

EN-SUITE SHOWER ROOM

4' 10" x 4' 10" (1.47m x 1.47m) Fitted with a white suite comprising a shower cubicle, low suite w.c. and pedestal wash basin. There is also a light with shaver point, a mirror, a wall-mounted fan heater and an extractor fan.





BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m) With a television point, heater and window to the rear elevation.

BATHROOM

7' 3" x 5' 6 max" (2.21m x 1.68m) Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and pedestal wash basin. There is also a light with shaver point, a mirror, a wall-mounted fan heater and an extractor fan. Vinyl flooring and part tiled walls.

PARKING

There is one allocated car parking space to the front of the property.

COUNCIL TAX

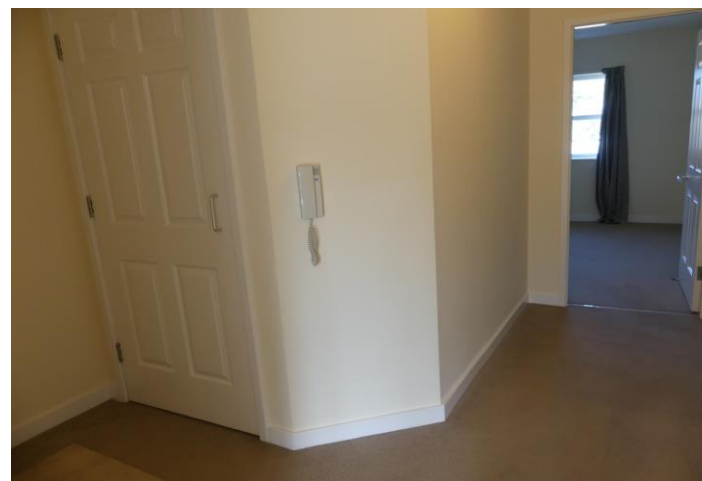
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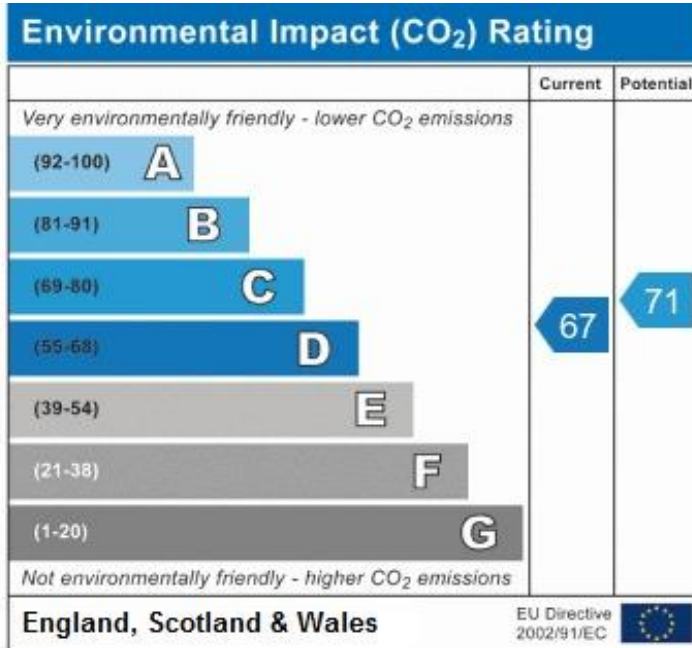
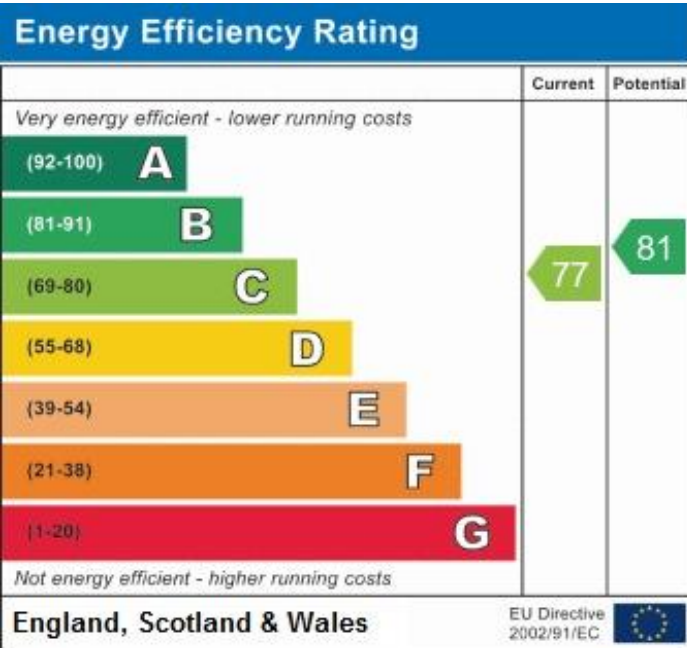
AGENTS NOTES

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:
7 Marshall Court, Yeadon, Leeds, LS19 7ZD

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

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