



- Brand new development
- Two bedrooms
- High spec kitchen with appliances
- Two luxury bathrooms

## **Apartment 2, Carpenters House, Westgate, Wetherby, LS22 6BN**

A brand new, two bedroom luxury ground floor apartment with private garden and parking, in the heart of Wetherby town centre.

The property comprises, communal entrance hall, private entrance hall with video door entry, open plan kitchen/living area with French doors to a large private garden, master bedroom with en-suite shower room and French doors to the garden, further double bedroom and luxury bathroom.

**£1,350 pcm**



## Property Description

A brand new, two bedroom luxury ground floor apartment with private garden and parking, in the heart of Wetherby town centre.

The property comprises, communal entrance hall, private entrance hall with video door entry, open plan kitchen/living area with French doors to a large private garden, master bedroom with en-suite shower room and French doors to the garden, further double bedroom and luxury bathroom.

### ENTRANCE HALL

With video door entry system and intruder alarm.

### KITCHEN/LIVING AREA

18' 11" x 13' 8" (5.77m x 4.19m) Kitchen area  
With a range of wall mounted cupboards, base units and drawers, electric oven, combination microwave, hob, fridge/freezer, dishwasher, extractor hood and breakfast bar.

Living area

With French doors leading to the garden.

### MASTER BEDROOM

18' 11" max x 10' 4" (5.77m x 3.15m) With French doors leading to the garden and store cupboard with space and plumbing for washing machine.

### ENSUITE SHOWER ROOM

8' 1" x 4' 9" (2.48m x 1.45m) With walk in shower cubicle, low flush wc, basin with storage below, underfloor heating and heated towel rail.

### BEDROOM TWO

11' 11" x 10' 4" (3.65m x 3.15m) With UPVC double glazed window to the front.







### **BATHROOM**

7' 4" x 6' 4" (2.26m x 1.95m) With bath and shower over, low flush wc, basin with storage below and UPVC double glazed window to the front of the property.

### **OUTSIDE**

To the front of the property is a designated parking space with EV charger, along with visitor spaces. To the rear of the property is a private garden, laid mainly to lawn, with flagged patio area and hand gate to the side of the property. There is also a communal bicycle store on site.

### **PLEASE NOTE**

Flooring and blinds will be fitted throughout the apartment prior to the tenancy start date.

### **COUNCIL TAX BAND TBC**

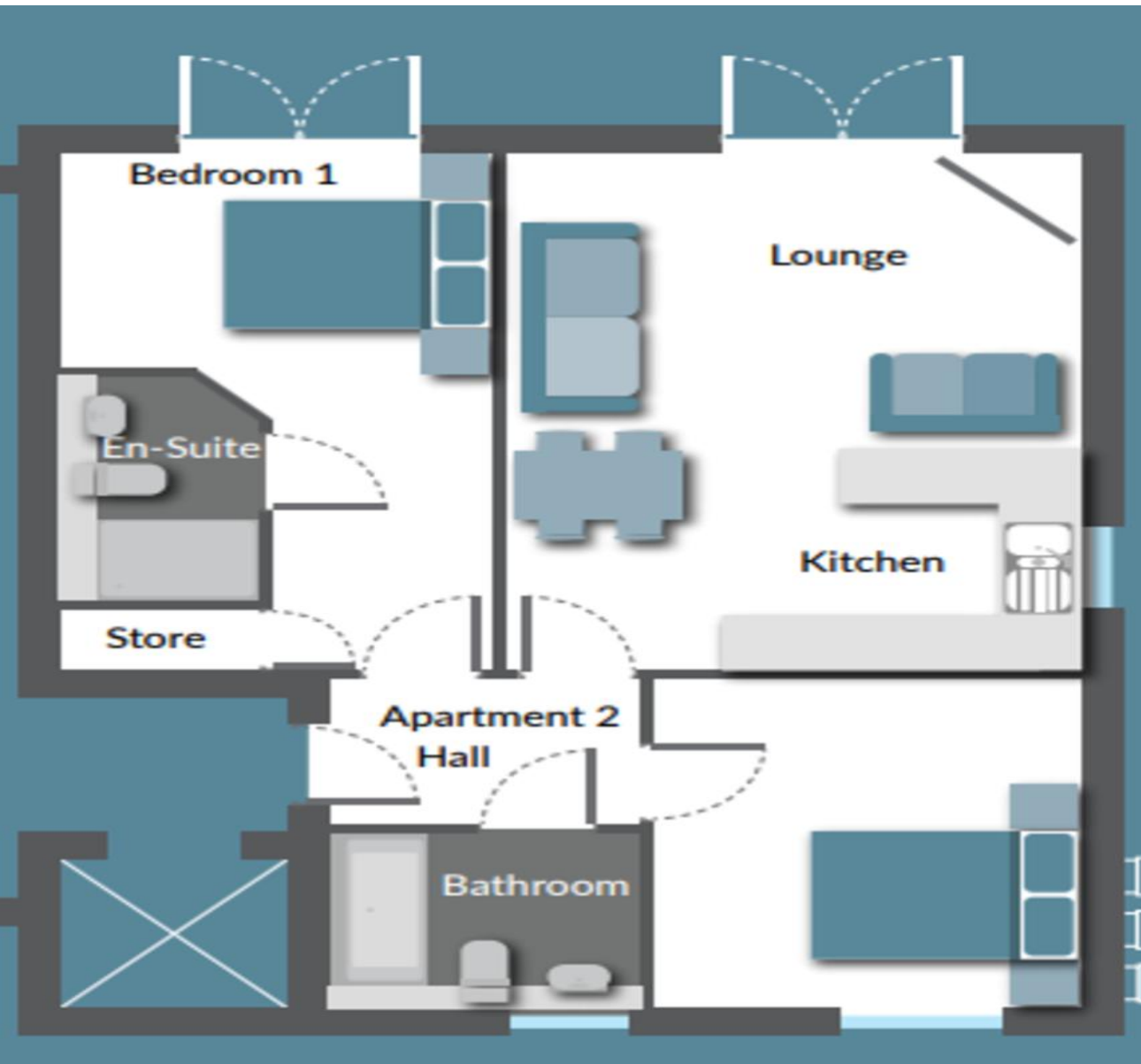
### **AGENTS NOTES**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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