



- Brand new conversion
- Two bedrooms
- High spec kitchen with appliances
- Luxury bathroom

The Cottage, 13 Westgate, Wetherby, LS22 6LL

A brand new, two/three bedroom cottage, with private gardens and parking, in the heart of Wetherby town centre.

The property comprises, entrance hall with guest wc, snug/office/occasional bedroom, large open plan living/dining/kitchen with French doors to a private patio. To the first floor are two bedrooms and luxury shower room.



£1,450 pcm



Property Description

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ENTRANCE HALL

GUEST WC

5' 6" x 3' 8" (1.7m x 1.13m) With low flush wc and basin.

SNUG/STUDY/OCCASIONAL BEDROOM

12' 5" x 11' 2" (3.8m x 3.42m) With large windows to the front of the property, central heating radiator and cupboard housing central heating boiler.

LIVING AREA

12' 1" x 10' 7" (3.7m x 3.24m) With window to the front of the property, central heating radiator and being open plan to.....



DINING KITCHEN

21' 4" x 10' 5" (6.51m x 3.19m) With Velux windows, French doors to a private patio and window to the rear of the property.

The kitchen offers a range of wall mounted cupboards, base units, drawers, quartz worktops with integrated fridge/freezer, dishwasher, oven, combination microwave, electric hob and extractor hood.

FIRST FLOOR LANDING

With window to the rear of the property.



BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.32m) With central heating radiator, window to the front of the property and access to a loft space.

BEDROOM TWO

10' 6" x 7' 10" (3.22m x 2.39m) With central heating radiator and window to the front of the property.

LUXURY SHOWER ROOM

9' 0" x 4' 1" (2.75m x 1.27m) With walk in shower, low flush wc, basin, heated towel rail and window to the front of the property.

OUTSIDE

To the front of the property is a private garden with lawn, paved patio, outside tap, outdoor socket, timber fencing with hand gate and private parking space with EV charging point.

To the rear of the property is a private patio area with timber fencing and hand gate.

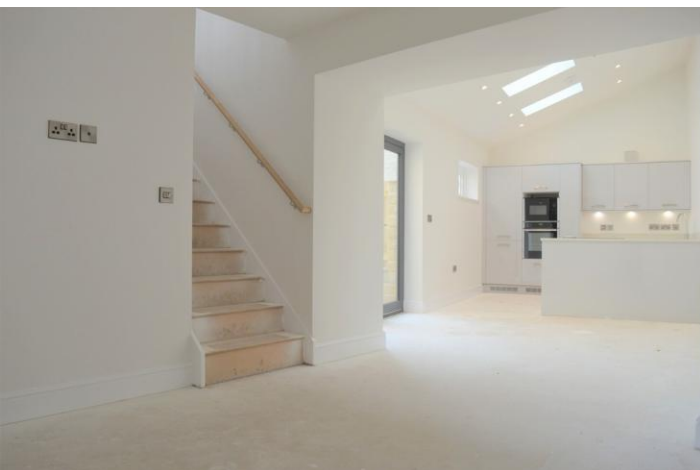
PLEASE NOTE

Flooring and blinds will be fitted throughout the cottage 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENTAL PROCEDURES

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.

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

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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 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