



- Modern Semi-Detached Home
- Three Bedrooms
- Dining Kitchen
- Sitting Room

### **16 Edison Way, Guiseley, Leeds, LS20 9PX**

A well-presented modern three bedroomed semi-detached home with garden and driveway. The property is conveniently located within walking distance of the train station. Unfurnished.



**£1,100 pcm**



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

#### **ENTRANCE HALL**

16' 8" x 6' 5" (5.08m x 1.96m) A welcoming hall having a radiator, telephone point, burglar alarm, cupboard housing the boiler and a window to the side elevation.

#### **CLOAKROOM**

Fitted with a low suite w.c. and wash basin. There is also a radiator and a window to the side elevation.

#### **KITCHEN DINER**

15' 2" x 8' 8" (4.62m x 2.64m) Fitted with a range of modern cream base and wall units having complementary wood effect work surfaces, stainless steel sink unit with mixer tap and tiled splash backs. Appliances include an integrated electric oven, gas hob and cooker over. There is also a free-standing fridge freezer, a dishwasher and plumbing for a washing machine. Wood effect Kardean flooring and a bay window to the front elevation.

#### **SITTING ROOM**

15' 7" x 10' 5" (4.75m x 3.18m) With French doors leading out to the rear garden, two radiators, television point and satellite cabling and wood effect flooring.

#### **FIRST FLOOR LANDING**

Having a storage cupboard with shelving plus an additional cupboard.

#### **BEDROOM ONE**

12' 5" x 8' 5" (3.78m x 2.57m) With a range of fitted wardrobes, radiator and window to the rear elevation.

#### **BEDROOM TWO**

11' 2 into bay" x 8' 5" (3.4m x 2.57m) Having a bay window to the front elevation, radiator and fitted wardrobe.





### **BEDROOM THREE**

9' 0" x 6' 8" (2.74m x 2.03m) With a radiator and window to the rear elevation.

### **BATHROOM**

Fitted with a white suite comprising a panelled bath with thermostatic shower over and a glass screen, low suite w.c. and pedestal wash basin. There is also a mirror, extractor fan and radiator. Part tiled walls and ceramic tiled floor. Window to the front elevation.

### **GARDENS**

There is an enclosed lawned garden to the rear with decked seating area and raised beds. To the front there is a lawned garden with established borders and an outside tap.

### **PARKING**

There is a driveway to the front of the house with space for two cars and with the benefit of an electric car charging point.

### **COUNCIL TAX**


Band C.

### **AGENTS NOTES**

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve 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.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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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 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