



- Smart Mid-Terraced House
- Three Bedrooms
- Kitchen Diner
- Sitting Room

130 Park Road, Guiseley, LS20 8EH

This smart three bedroomed home has a lawned garden to the front and a paved garden to the rear, along with a modern dining kitchen, well proportioned sitting room and a modern bathroom. Unfurnished.



£975 pcm



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

GROUND FLOOR

SITTING ROOM

14' 0" x 11' 10" (4.27m x 3.61m) This lovely room has an attractive fireplace with living flame gas fire, a radiator and window to the front elevation.

KITCHEN DINER

17' 7" x 9' 10" (5.36m x 3m) Fitted with a range of Shaker style base and wall units having complementary works surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated fridge freezer and electric oven with gas hob and cooker hood over. There is also plumbing for a washing machine. A door leads out to the rear garden area and garage and there are also two windows to the rear elevation.

FIRST FLOOR

BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m) A good sized double bedroom fitted with an ornamental cast iron fireplace and having a radiator and a window to the front elevation.

BEDROOM TWO

11' 2" x 10' 0" (3.4m x 3.05m) A second double bedroom having a radiator and a window to the rear elevation.

BEDROOM THREE

7' 9" x 6' 8" (2.36m x 2.03m) With a useful storage cupboard to the bulk head, a radiator and a window to the front elevation.





BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m) Fitted with a modern white suite comprising a large bath with thermostatic shower over, pedestal wash basin and low suite w.c. There is also a heated towel rail, mirror-fronted cabinet and a window to the rear elevation.

GARDENS

There is a lawned garden to the front of the property and a paved garden area to the rear.

GARAGE

The property also has a single garage to the rear with power.

COUNCIL TAX

Leeds District Council 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.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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