



- Two bedroom mid-terrace
- Popular location close to Rodley Town Street
- Attic room
- Spacious accommodation

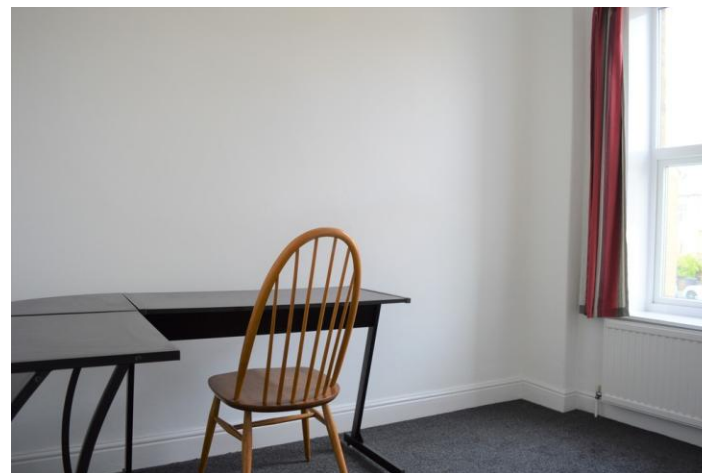
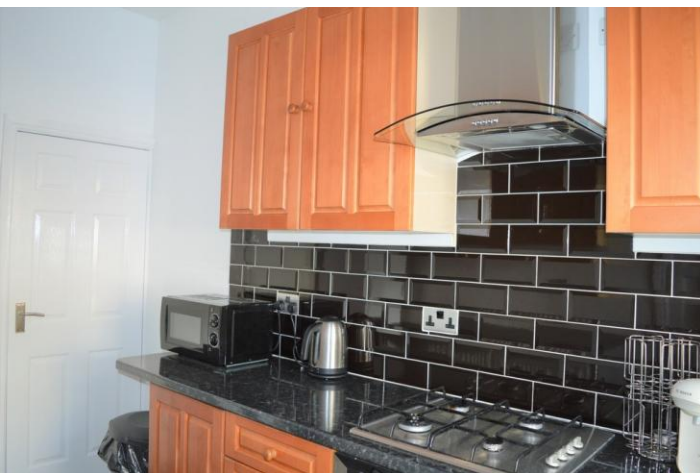
21 Nunthorpe Road, Rodley, LS13 1JS

A good sized two bedroom mid-terrace house in a popular location, with attic space, close to Rodley Town Street, excellent transport links and local schools.

The property benefits from gas central heating, double glazing and comprises, living room, kitchen, two bedrooms, attic space, bathroom and useful cellar.



£850 pcm



Property Description

A good sized two bedroom mid-terrace house in a popular location, close to Rodley Town Street, excellent transport links and local schools.

The property benefits from gas central heating, double glazing and comprises, living room, kitchen, two bedrooms, attic room, bathroom and useful cellar.

LIVING ROOM

15' 9" x 13' 3" (4.81m x 4.06m) With UPVC double glazed window to the front, central heating radiator and built in shelving.

KITCHEN

12' 7" x 6' 10" (3.84m x 2.10m) With a range of wall mounted cupboards, base units and drawers, gas hob, electric oven, extractor canopy, washing machine, fridge/freezer and UPVC double glazed window to the front of the property.

FIRST FLOOR

Landing with useful store cupboard.

BEDROOM

9' 11" x 8' 3" (3.04m x 2.53m) With fitted wardrobes, central heating radiator and UPVC double glazed window to the front of the property.

BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m) Bath with shower over, basin, wc, wall mounted boiler and UPVC double glazed window to the front of the property.

BEDROOM

15' 8" x 7' 8" (4.78m x 2.34m) With fitted wardrobes, basin, central heating radiator and UPVC double glazed window to the front of the property.



SECOND FLOOR

ATTIC ROOM

20' 9" x 10' 5" (6.33m x 3.19m) With feature fireplace, central heating radiator, useful eaves storage and two velux windows.

LOWER GROUND FLOOR

CELLAR

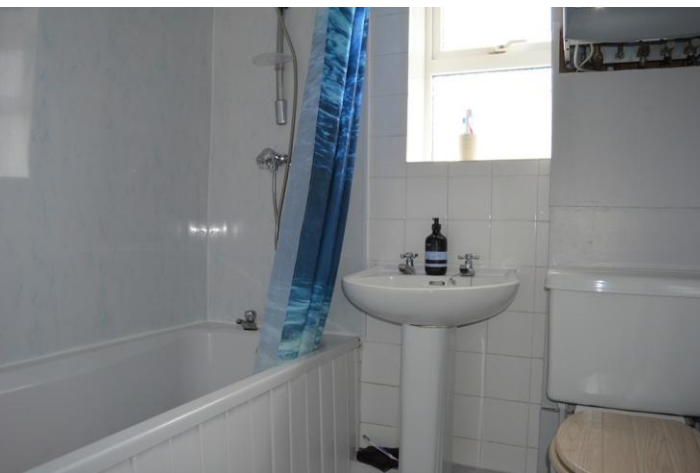
12' 8" x 7' 0" (3.88m x 2.14m)

AGENT 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.



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		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

www.whitakercadre.com
01133 231 347
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