



- Town House
- Sitting Room
- Modern Dining Kitchen
- Three Bedrooms

## **9 Wrenbeck Drive, Otley, LS21 2BP**

A spacious and well-presented three bedroomed townhouse offering light and airy accommodation benefiting from a dining kitchen, two double bedrooms and an integral garage all conveniently situated close to local amenities. Unfurnished.



**£950 PCM**



The property with gas fired central heating, sealed unit double glazing and approximate room sizes comprises:

## GROUND FLOOR

### ENTRANCE HALLWAY

With a double-glazed entrance door, telephone point, staircase to the first floor and window to the front elevation.

### SITTING ROOM

14' 9" x 13' 10" (4.5m x 4.22m) A well-proportioned room with radiator, carpet, television point and window to the front elevation.

### DINING KITCHEN

17' 10" x 8' 9" (5.44m x 2.67m) A light and airy dining kitchen with a range of cream gloss base and wall units incorporating cupboards, drawers and wood effect worktops with a tiled splash back. Stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob and integrated dishwasher. Radiator and two windows to the rear elevation.

## LOWER GROUND FLOOR

### UTILITY AREA

20' 4" x 7' 8" (6.2m x 2.34m) With fitted kitchen units having work surfaces over and sink unit inset. Plumbing for a washing machine, tiled flooring and central heating boiler. Radiator, door to the rear elevation and further door providing integral access into:

### GARAGE

20' 3" x 10' 0" (6.17m x 3.05m) With up and over door to the rear access lane.





## FIRST FLOOR

### LANDING

### BEDROOM ONE

12' 0" x 11' 7" (3.66m x 3.53m) With radiator and window to the front elevation.

### BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m) With radiator, carpet and window to the rear elevation.

### BEDROOM THREE

9' 4" x 7' 11" (2.84m x 2.41m) With radiator, carpet and window to the rear elevation.

### BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m) With a modern three piece suite comprising a panelled bath with a screen and Thermo shower over, wash hand basin and low suite w.c. Heated towel rail, part tiled walls and window to the front elevation.

### GARDEN

The property has a walled garden, with a lawned area and a selection of shrubs.

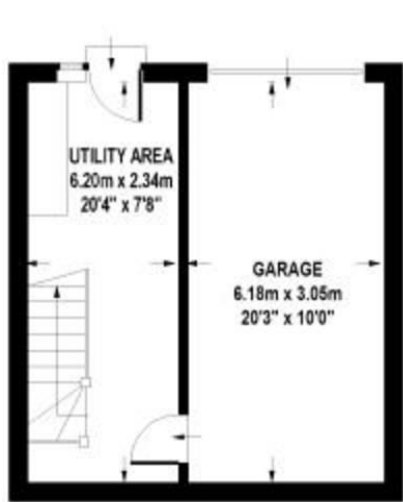
### COUNCIL TAX

Band C.

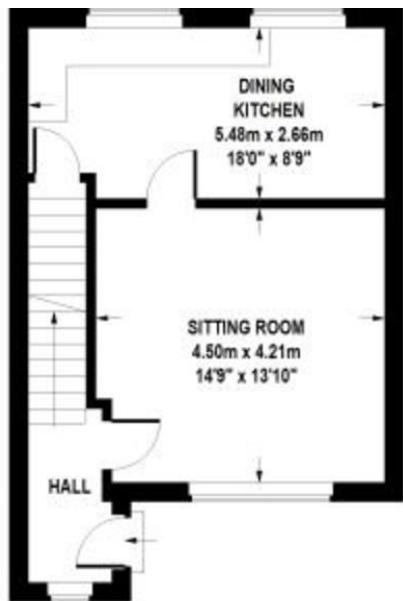
### AGENTS NOTES

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.

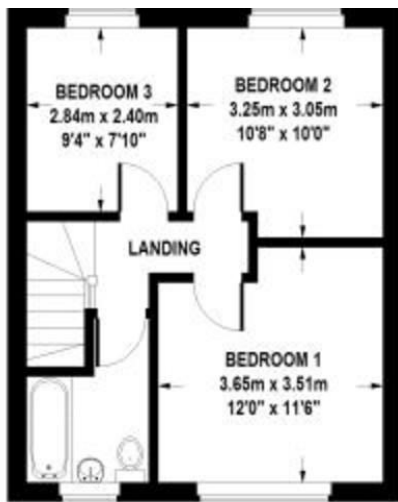




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

## 9 WRENBECK DRIVE

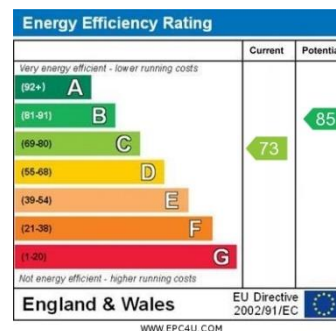
This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 261406)

### 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.



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

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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