



- Two Bedroomed Mid-Terrace
- Newly Decorated
- Newly Carpeted
- Sitting Room

55 Albion Street, Otley, LS21 1BZ

This mid terraced property has been newly decorated and newly carpeted and offers two bedroomed accommodation within a short walk of Otley town centre. There is also the added benefit of a paved garden to the rear.



£695 pcm



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

SITTING ROOM

13' 1 max" x 12' 2" (3.99m x 3.71m) Having an electric fire with marble surround and wooden mantlepiece, television and telephone points and a window to the front elevation.

DINING KITCHEN

13' 0" x 8' 7" (3.96m x 2.62m) Fitted with a range of Shaker style base and wall units having complementary work surfaces and an inset stainless steel sink unit. Appliances comprise an integrated electric oven, halogen hob, fridge and washing machine. There is also a radiator, vinyl flooring, a door leading out to the rear garden and a window to the rear.

A door off the kitchen leads to the cellar.

CELLAR

Comprising two areas with light and power.

FIRST FLOOR

BEDROOM ONE

13' 1 max" x 12' 2" (3.99m x 3.71m) A well proportioned double bedroom having a radiator and window to the front elevation.

BEDROOM TWO

8' 6" x 7' 11" (2.59m x 2.41m) Having a radiator and a window to the rear elevation.

BATHROOM

5' 6" x 4' 9" (1.68m x 1.45m) Fitted with a white suite comprising a bath with thermostatic shower over, low suite w.c. and pedestal basin. There is also a radiator, vinyl flooring, partly tiled walls and a window to the rear elevation.

GARDEN

There is an enclosed paved garden to the rear of the property.





COUNCIL TAX

Leeds City Council Band B

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.

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.

Awaiting Energy Performance Certificate

The Point, 1 Lower Railway
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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

