




- Spacious Detached Bungalow
- Master Bedroom with En-Suite
- Modern Kitchen & Dining Area
- Conservatory
- Three Further Bedrooms
- Bathroom
- Large Lawned Garden
- EPC Rating C

## 43 East Busk Lane, Otley, West Yorkshire, LS21 1DP

This spacious detached bungalow is tucked away in a quiet location on the edge of Otley and offers immaculate four bedroomed accommodation with a large private lawned garden to the rear and ample off street parking. Carpets and window dressings included. Unfurnished.

**£1,695 PCM**





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

#### **ENTRANCE HALL**

7' 7" x 5' 7"

A welcoming entrance with coat hooks and a radiator.

#### **W.C.**

2' 6" x 5' 6"

Having part tiled walls, radiator, small hand wash basin, low suite w.c. and a wall-mounted mirror.

#### **INNER HALL**

Having a radiator and a good sized storage cupboard which also houses the boiler.

#### **UTILITY ROOM**

6' 2" x 4' 2"

Having part tiled walls, plumbing for a washing machine and space for a condensing tumble dryer.

#### **KITCHEN**

9' 11" x 12' 11"

Fitted with a range of cream gloss base and wall units with complementary wood effect work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise a large range oven with five ring gas hob and cooker hood, fridge freezer, integrated dishwasher. Natural limestone floor.

#### **DINING AREA**

9' 7" x 14' 7"

Open to the kitchen area, the dining area has a natural limestone floor, large built in cupboard, radiator, recessed shelving and television point.

#### **SITTING ROOM**

12' 0" x 14' 11"

With an electric fire with feature fire surround, wall lights and television and telephone points. Tri-fold doors opening into:

#### **CONSERVATORY**

10' 5" x 11' 2"

With two electric panel heaters, wall lights and French doors leading out to the rear garden.





### **MASTER BEDROOM**

13' 3" x 17' 1" max

The spacious master bedroom has French doors leading out to the rear garden, feature fireplace with electric stove, telephone point and two radiators.

### **EN-SUITE SHOWER ROOM**

5' 11" x 6' 0"

Having part tiled walls and fitted with a shower enclosure with electric shower, low suite w.c. and a pedestal wash basin. There are also recessed shelves and a radiator.

### **BEDROOM TWO**

10' 2" x 14' 0"

Having a wardrobe and radiator.

### **BEDROOM THREE**

8' 3" (to wardrobe) x 10' 5"

Having a wardrobe, radiator and telephone point.

### **BEDROOM FOUR**

9' 0" x 9' 7"

With a wardrobe, radiator and television point.

### **HOUSE BATHROOM**

5' 7" x 9' 11"

Fitted with a modern white suite comprising a large bath with rainfall shower over, smaller shower head and a glass screen, low suite w.c. and a wall-mounted wash basin. Tiled floor and part tiled walls, heated towel rail, cabinet and mirror.

### **GARDENS**

The property has an extremely private large south facing lawn garden with fruit trees and a shed. There is also a sun room / storage shed to the other side of the property and an attractive seating area near the entrance.

### **PARKING**

A driveway provides ample off street parking.

### **COUNCIL TAX**

Leeds City Council Tax Band E.





### AGENT NOTES

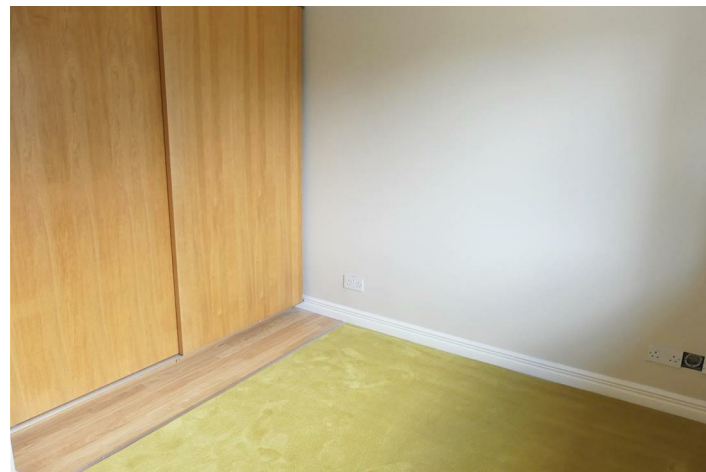
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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.

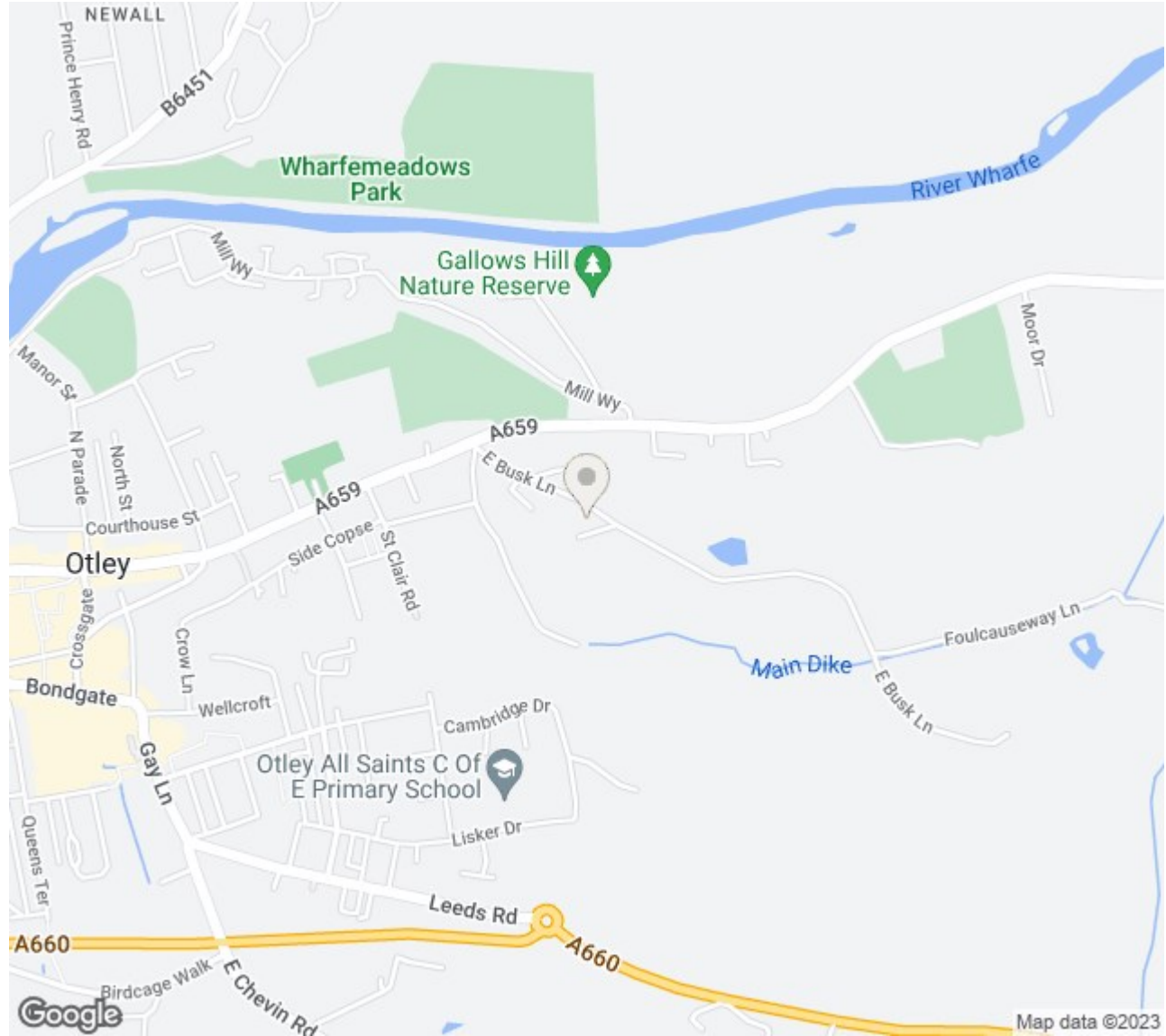
### PAYMENTS

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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 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