




- Large three bedroom duplex apartment
- Recently fitted kitchen with appliances
- Part furnished including wardrobes
- Allocated parking
- Wifi controlled heating
- Close to the city centre and excellent local amenities
- Large communal grounds
- Council tax band D
- EPC D62

## Brackenhurst Place, Moortown, Leeds

A beautifully presented three bedroom duplex apartment, within a highly regarded development, close to excellent local amenities, Street Lane and in turn the city centre.

The property benefits from allocated parking, electric heating and comprises, large living room, breakfast kitchen, shower room, three double bedrooms and en-suite bathroom.



**£1,495 PCM**



### **Communal entrance**

With stairs to the second floor.

### **Private entrance hall**

With useful store cupboard.

### **Living room**

21'1" x 14'0"

Large living room with UPVC double glazed window and Juliet balcony to the front of the property.

### **Breakfast kitchen**

16'11" x 8'6"

With recently fitted base units, wall cupboards and drawers, oven, hob, dishwasher and washing machine. Two UPVC double glazed windows to the rear of the property and space for a dining table.

### **Bedroom three**

14'0" x 9'8"

With UPVC double glazed window to the front of the property.

### **Shower room**

6'3" x 5'4"

With shower cubicle, basin & wc.

### **Stairs to the third floor**

Landing with airing cupboard.

### **Master bedroom**

16'7" x 11'9"

With UPVC double glazed window to the front of the property.

### **Luxury en-suite bathroom**

9'4" x 7'0"

With bath and shower over, basin with vanity cupboard below, wc and velux window.

### **Bedroom two**

16'7" x 11'9"

With large range of wardrobes and UPVC double glazed window to the rear of the property.

### **Outside**

The property sits within well kept communal grounds.

The apartment benefits from an allocated parking space along with ample visitor parking.





### No Pets

Please note that this property does not accept pets.

### Agent Notes

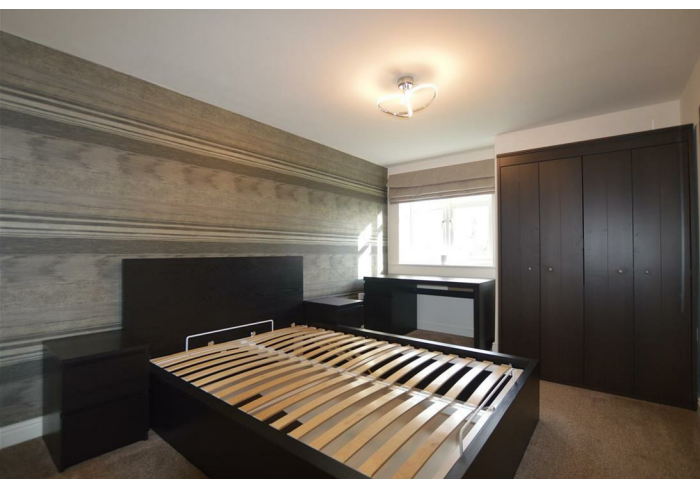
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

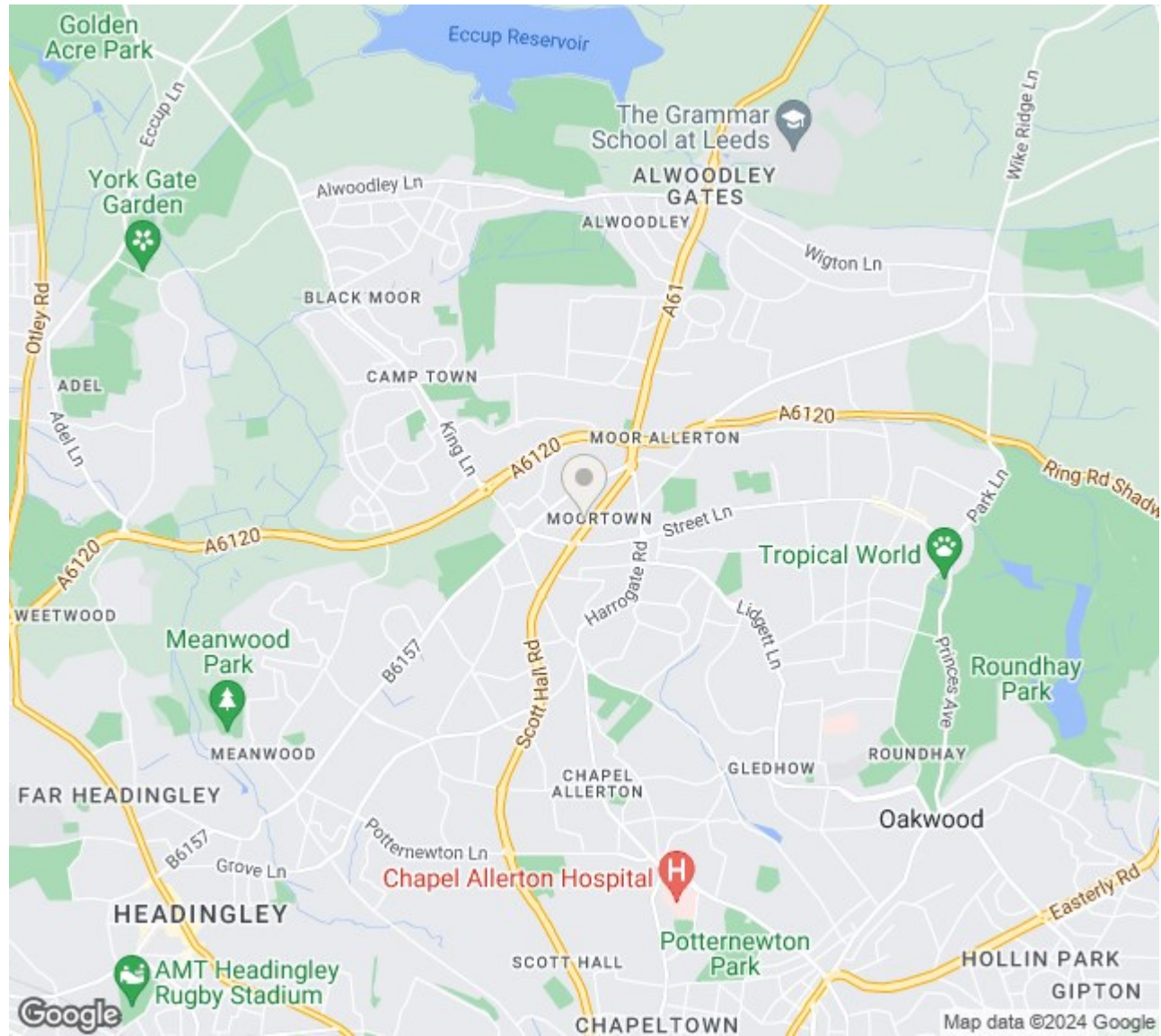
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		80
(69-80) <b>C</b>	62	
(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