



- One bedroom ground floor flat
- Private front & rear entrances
- Private garden with store
- Parking space
- Redecorated throughout
- Kitchen with integrated appliances
- Quiet cul-de-sac location
- Council tax band A
- EPC Rating C77

Fieldway Avenue, Leeds

A beautifully presented one bedroom ground floor flat with private garden, located in a quiet cul-de-sac close to excellent transport links and amenities.

The recently redecorated accommodation, benefits from gas central heating, double glazing and comprises, open plan living/kitchen, bedroom, bathroom and private garden.

£725 PCM



Entrance vestibule

With UPVC double glazed door.

Living room/Kitchen

23'5" x 12'5"

Living area

With UPVC double glazed window to the front of the property and central heating radiator.

Kitchen area

With a range of wall mounted cupboards, base units and drawers, oven, hob, microwave, fridge/freezer and washing machine.

Bedroom

13'5" x 8'7"

With UPVC double glazed windows and door leading to the private rear garden.

Bathroom

6'4" x 5'6"

With white suite comprising, bath with shower over, wc and basin.

Outside

To the front of the property is an off street parking space along with a small garden area.

To the rear of the property is a private garden with lawn, patio area and outside store.

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) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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