



- Luxury two bedroom apartment
- Furnished
- Balcony with woodland views
- Exclusive gated development
- Integrated appliances
- Third floor with lift access
- High quality fixtures and fittings
- Council tax band C
- EPC rating C80

## Horsforth Mill, Low Lane, Horsforth, Leeds

An immaculately presented two bedroom, third floor apartment within a landmark gated development, close to excellent rail links and amenities.

The property benefits from secure parking, lift access, communal gardens, private balcony and comprises, entrance hall, living/kitchen, master bedroom with en-suite, further double bedroom and shower room.

**£1,500 PCM**





### Communal Entrance

With lift and stairs to the third floor.

### Entrance Hall

With utility cupboard, housing washer/dryer, store cupboard and door entry system.

### Living/kitchen

23'1" x 16'2"

Living area 4.94m x 4.56m

With wooden floor, UPVC double glazed windows, electric heater and door leading to the balcony.

Kitchen area 3.67m x 2.46m

Modern kitchen with a range of wall mounted cupboards, base units and drawers, integrated microwave, oven, hob, dishwasher, fridge and freezer.

### Master Bedroom

14'5" x 8'4"

With UPVC double glazed window and electric heater.

### En-suite Shower Room

8'3" x 4'5"

Luxury shower room with large shower enclosure, wc, basin and heated towel rail.

### Bedroom Two

10'8" x 8'5"

With UPVC double glazed window and electric heater.

### Shower Room

8'3" x 4'2"

Luxury shower room with shower enclosure, wc, basin and heated towel rail.





### Outside

The property is set within well maintained grounds, with sitting areas, lawn and mature shrubs.

This is an allocated parking space along with ample visitor parking within the gated car park.

### Council Tax Band C

### EPC Rating C80

### 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 (with six month break clause) 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

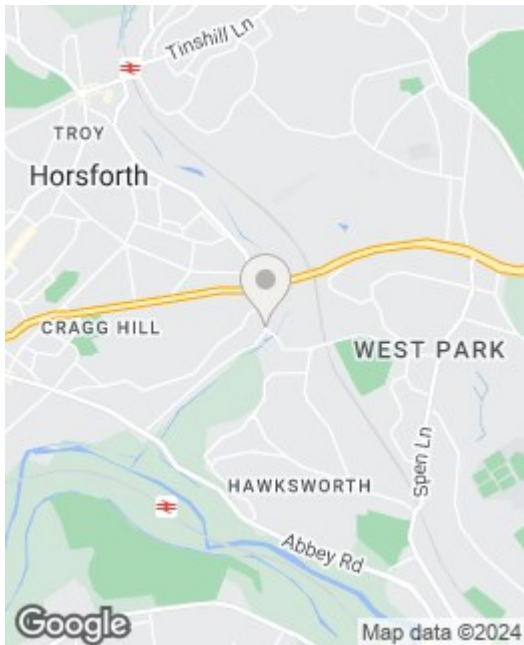
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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