



- Spacious Three Bedroomed House
- Two Reception Rooms
- Kitchen
- Bathroom
- Driveway & Lawned Gardens
- Driveway
- Convenient Location
- EPC Rating D
- Available late September

2 Newall Carr Road, Otley, LS21 2AU

This spacious property is located on within walking distance of all the town centre amenities and conveniently located near to Prince Henry's Grammar School. The property offers accommodation briefly comprising entrance hall, two reception rooms, kitchen, w.c., bathroom and three bedrooms. Outside there are lawned gardens and a driveway with off street parking for several vehicles. Unfurnished.

£1,095 PCM



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

Entrance Hall

The welcoming hallway has a radiator and useful understairs storage cupboard.

Sitting Room

14'4" x 11'11"

A well proportioned bright room having windows to both the front and side elevation, tiled fireplace and hearth with an open fire and a radiator.

Dining Room / Snug

11'7" x 9'11"

A second reception room having built in shelving, tiled fireplace, radiator and window to the front elevation.

Kitchen

11'2" x 8'6"

Fitted with a range of base and wall units having laminate work surfaces and a stainless steel sink unit with mixer tap. Free standing oven with electric hob, radiator, vinyl flooring and a window to the rear.

Rear Entrance

With vinyl flooring and a door leading out to the rear. There is also a small storage room which houses the boiler.

W.C.

4'0" x 2'8"

With a w.c, radiator and window.

First Floor

Bedroom One

12'1" x 11'0" + door recess

With useful built in cupboards, radiator and a window to the side elevation.

Bedroom Two

12'1" x 10'0"

With an ornamental fireplace, radiator and window to the front elevation.

Bedroom Three

11'9" max x 8'8"

Having a radiator and window to the side elevation.

Bathroom

6'2" x 5'9"

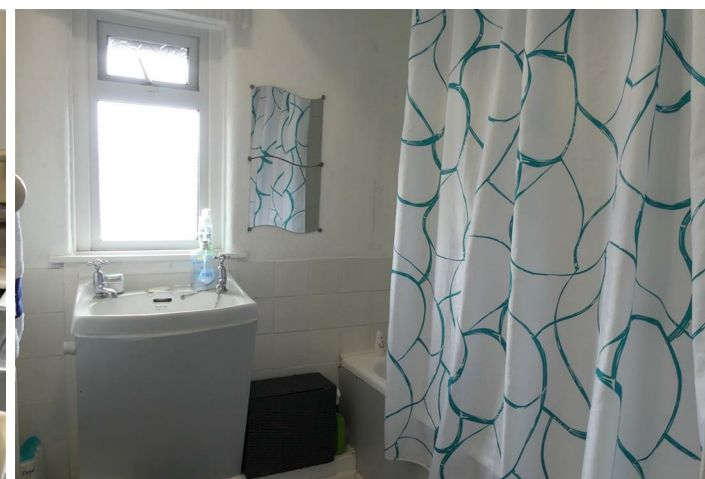
Fitted with a white suite comprising a panelled bath with a mixer shower over and shower curtain and a wash basin. There is also a radiator, window to the front elevation, part tiled walls and carpet tiled floor.

Gardens

There are lawned gardens to each side.

Parking

Off street parking for several cars.





Council Tax

Leeds City Council Tax Band B.

Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. In this instance the initial term would be SIX months, with a view to extending beyond that if required. 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

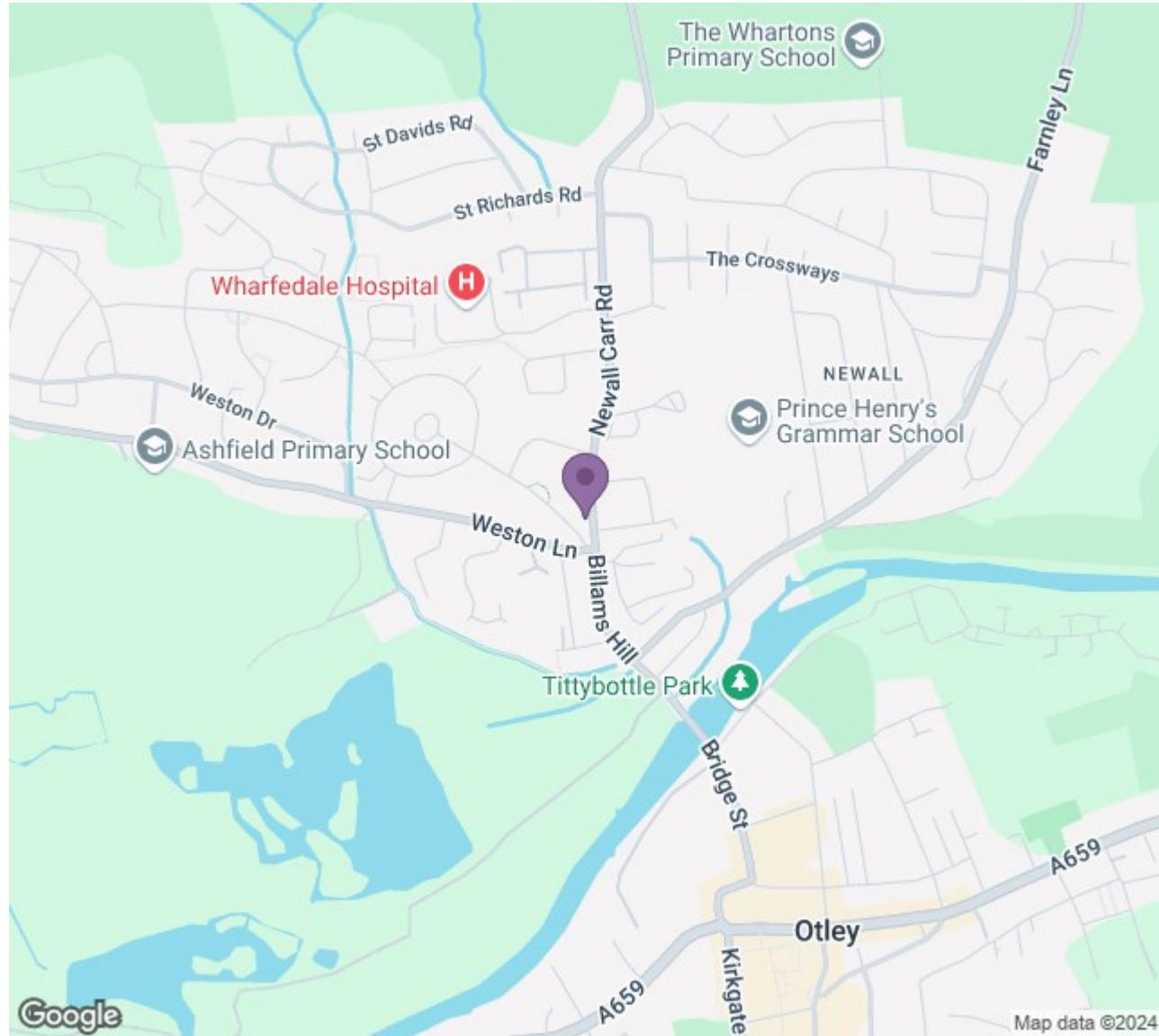
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		81
(69-80) C	61	
(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