



- Two bedroom second floor apartment
- Gated development with parking
- Open plan living space
- Fitted wardrobes to both bedrooms
- Water rates included in the rent
- Close to excellent transport links
- Newly fitted bathroom
- EPC rating C78
- Council tax band A

## Grange Park Mews, Dib Lane, Leeds

A well presented two bedroom, second floor apartment with open plan living space and parking within this gated development. The property benefits from UPVC double glazing and comprises, spacious hallway, open plan living room/kitchen with appliances, master bedroom with fitted wardrobes, further bedroom with fitted wardrobes and bathroom.

**£850 PCM**





### Entrance hall

With electric heater and cylinder cupboard.

### Living room/kitchen

18'8" x 12'1"

#### LIVING AREA

With UPVC double glazed window to the front of the property, electric heater and useful store cupboard.

#### KITCHEN AREA (2.35m x 2.16m)

With a range of wall mounted cupboards, base units and drawers, electric oven, hob, extractor canopy, fridge/freezer and washing/dryer.

### Bedroom one

10'4" x 9'2"

With UPVC double glazed window to the rear of the property, electric heater and fitted wardrobes.

### Bedroom two

8'5" x 6'0"

With fitted wardrobes, electric heater and UPVC double glazed window to the front of the property.

### Bathroom

6'0" x 5'3"

Newly fitted bathroom with panelled bath, electric shower over, low flush wc, basin and heated towel rail.

### Outside

The property is approached via electric vehicle gates, leading to a good sized car park.

### Water rates are included in the rent

### 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

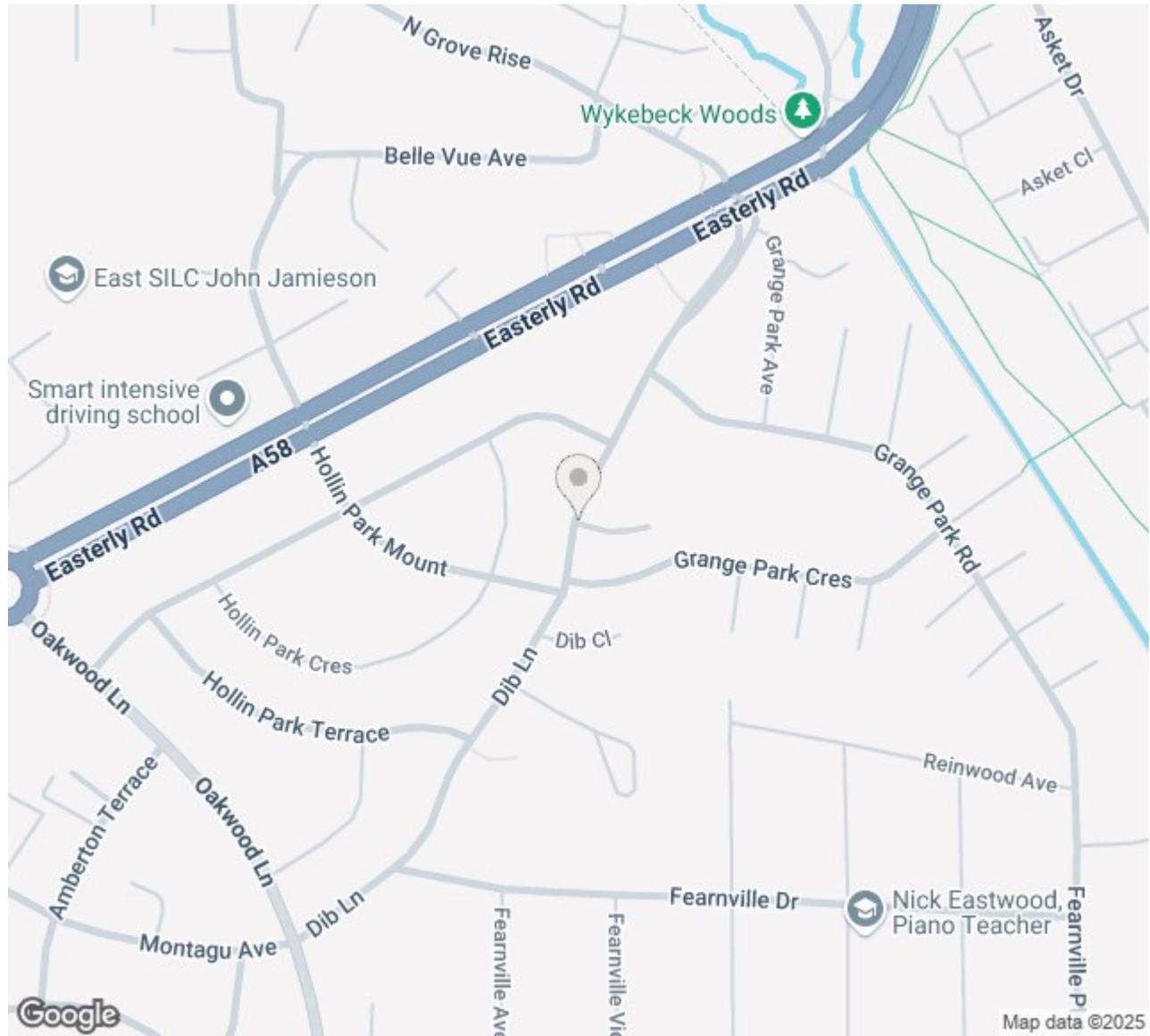
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>	78	79
(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