



- Fully furnished
- Two bedroom house
- Bathroom & en-suite shower room
- Off street parking for 2 cars
- Energy efficient - EPC B 82
- Private rear garden
- Gas central heating
- Double glazed windows
- Council tax band C

Oak Park Lane, Leeds

A beautifully presented two bedroom fully furnished house, in an ideal location, close to excellent amenities and transport links.

The property benefits from gas central heating, double glazing and comprises, entrance hall, WC, living room, breakfast kitchen, master bedroom with en-suite shower room, further bedroom and bathroom.

£1,150 PCM



Entrance hall

Guest WC

4'8" x 2'11"

With white suite, UPVC double glazed window to the front and central heating radiator.

Living room

13'1" x 11'10"

With UPVC double glazed window to the front & central heating radiator.

Breakfast kitchen

14'11" x 7'7"

With a range of wall mounted cupboards, base units and drawers, oven, hob, extractor, fridge/freezer, washing machine, UPVC double glazed windows and French doors to the rear garden.

First floor

Bedroom one

15'1" x 8'2"

With a range of fitted wardrobes, UPVC double glazed window to the front and central heating radiator.

En-suite Shower Room

6'9" x 5'1"

With shower cubicle, basin, wc, heated towel radiator and UPVC double glazed window to the front of the property.

Bedroom two

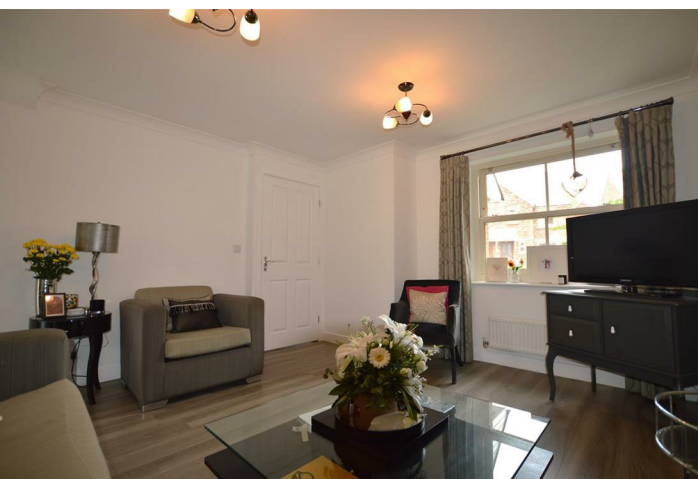
8'11" x 8'1"

With a range of fitted wardrobes, UPVC double glazed window to the rear of the property and central heating radiator.

Bathroom

7'7" x 6'3"

Bath with shower over and glazed side screen, basin, wc, heated towel rail and UPVC double glazed window to the rear of the property.





Outside

To the front of the property is off street parking for two vehicles.

To the rear of the property is a good sized garden, with paved areas, lawn, mature shrubs and timber boundary fencing.

Please note

This property is fully furnished.

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

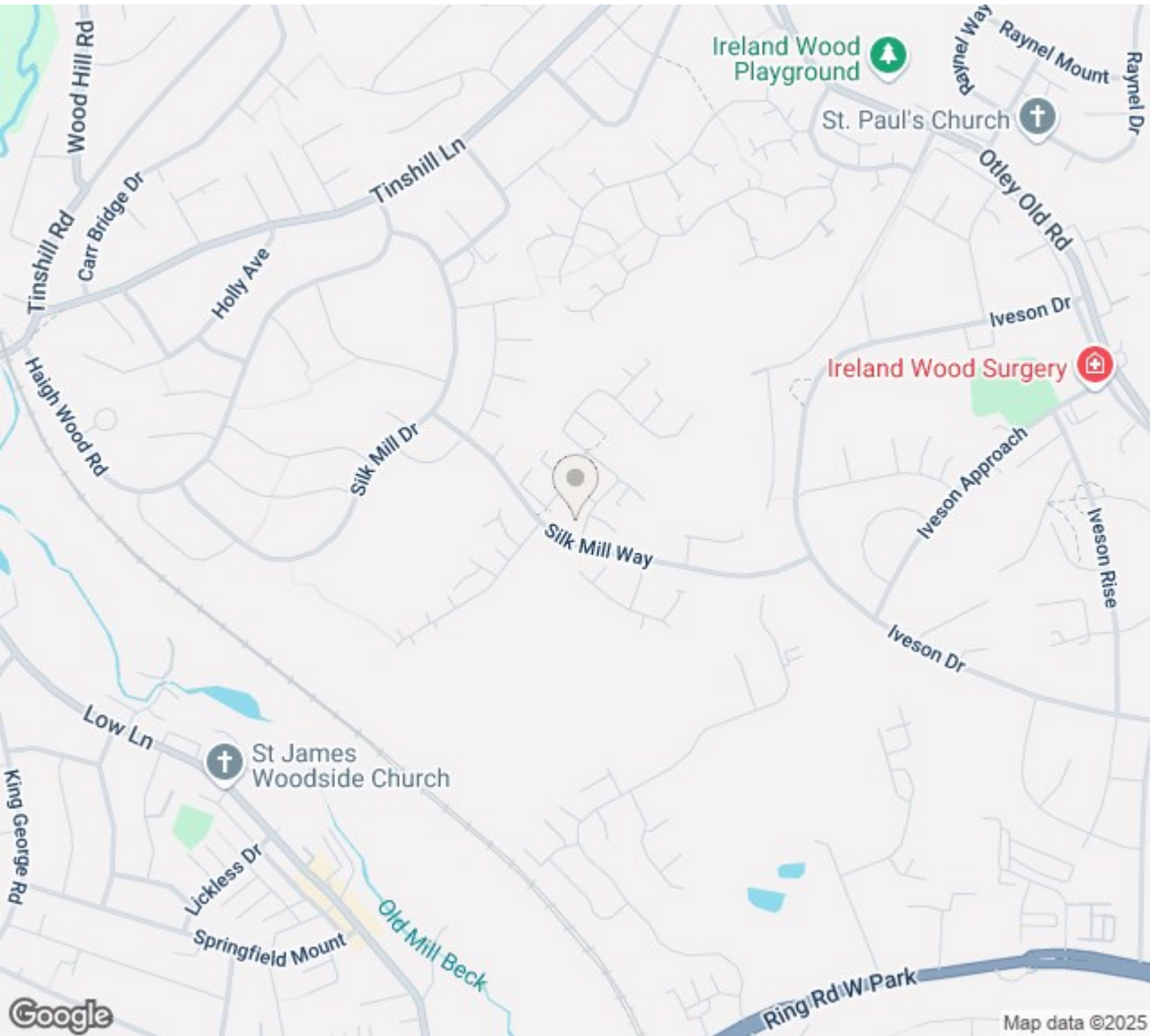
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		94
(81-91) B	82	
(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 are 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