



- Two bedroom end terrace
- Generous corner plot
- Off street parking and garage
- Wood burning stove
- UPVC double glazing
- Gas central heating
- Train station close by
- Council tax band A
- EPC D59

Common Lane, South Milford, Leeds

A larger than average two bedroom end terrace, with generous gardens, parking and garage, situation close to excellent amenities, with easy access to the motorway network and train station..

The property benefits from gas central heating, double glazing and comprises, entrance hall, living room, dining kitchen, utility room, downstairs wc, two bedrooms and four piece bathroom.

£1,050 PCM



Entrance hall

Living room

15'1" x 12'11"

Attractive bay window with shutters, wood burning stove, central heating radiator and under stairs cupboard.

Dining kitchen

13'5" x 11'10"

With a range of wall mounted cupboards, base units and drawers, hob, oven, fridge/freezer and central heating radiator.

Rear vestibule/utility

5'9" x 5'6"

With UPVC door and window to the rear garden, washing machine and central heating radiator.

WC

6'6" x 2'11"

With WC, basin and central heating radiator.

First floor

Spacious landing with UPVC double glazed window to the side of the property.

Bedroom One

13'4" x 9'7"

With UPVC double glazed window to the front of the property, alcove store area and central heating radiator.

Bedroom two

9'1" x 8'11"

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





Bathroom

8'7" x 7'2"

With roll top bath, shower cubicle, basin, WC, heated towel rail and UPVC double glazed window to the rear of the property.

Outside

The property benefits from generous gardens to the front, side and rear, with mature borders, lawn, paved area and raised decking.

To the rear of the property are two off road parking spaces and a single garage.

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

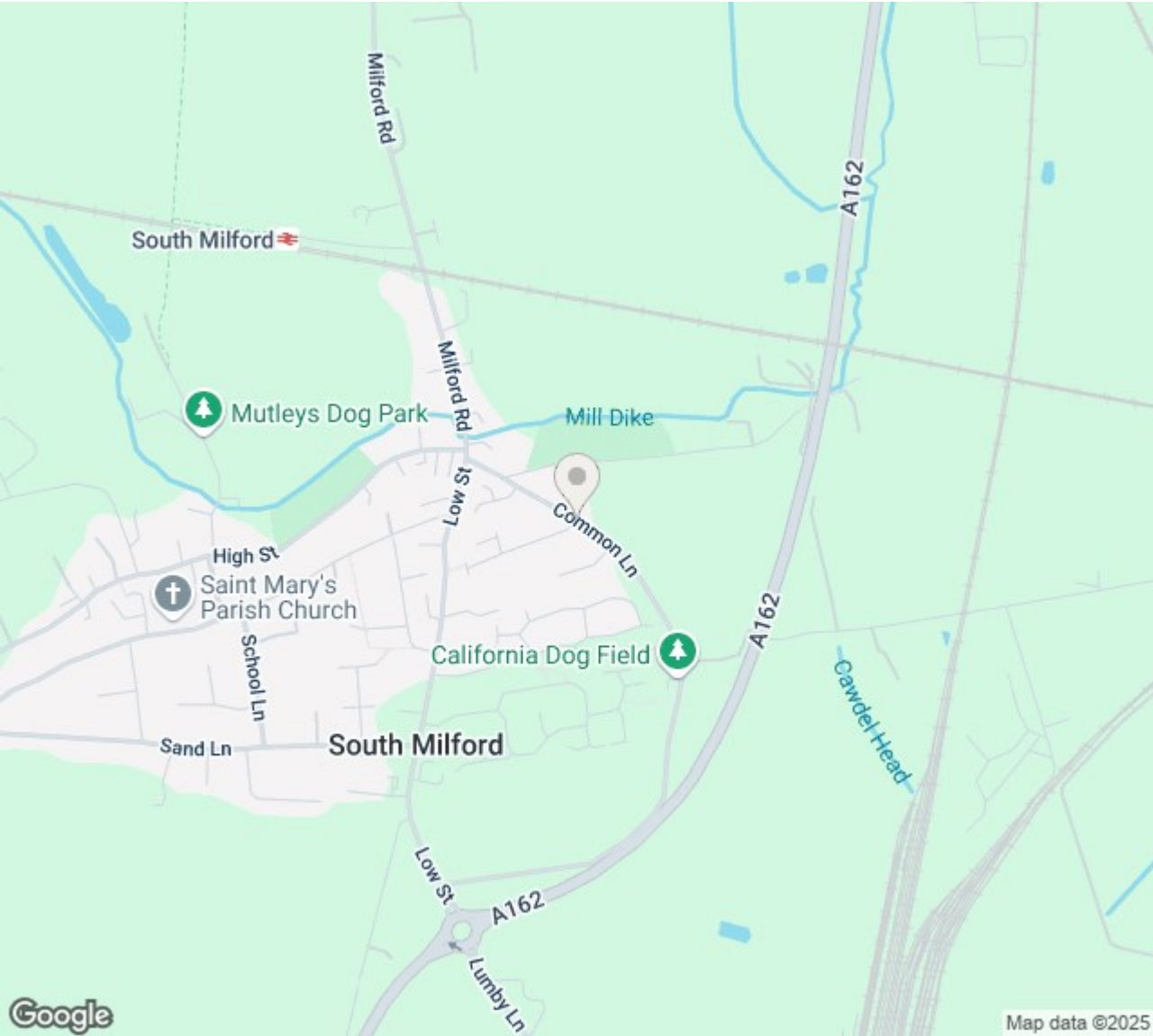
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		73
(81-91) B		
(69-80) C		
(55-68) D	59	
(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