



- Large one bedroom duplex apartment
- Fully furnished including white goods
- 2 minute walk to the centre of Leeds
- Loft style apartment
- Recently refurbished bathroom
- Council tax band D
- EPC Rating D67
- Available now

Hamilton House, 1 Trafalgar Street, Leeds

£1,450 PCM

A beautifully presented, fully furnished one bedroom duplex apartment, in an ideal location, being a short walk to the main shopping district.

The property comprises, private entrance hall, open plan living room/kitchen, mezzanine bedroom and refurbished bathroom.



Communal entrance

With lift and stairs to the third floor.

Private entrance hall

With study/sitting area and door entry phone.

Open plan living room/kitchen

20'0" x 14'5"

LIVING AREA - With windows to the front of the property and electric wall heaters.

KITCHEN AREA - With a range wall mounted cupboards base units and drawers, electric oven, hob, fridge/freezer, dishwasher and washing machine.

Bedroom

14'0" x 13'7"

Mezzanine bedroom with Velux windows.

Bathroom

8'3" x 4'11"

Recently refurbished bathroom with bath, shower over, wc, basin and heated towel rail.

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.



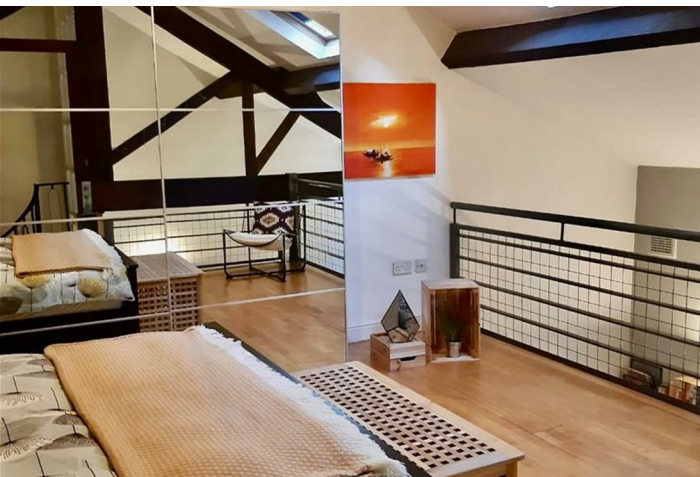


Rental Procedure

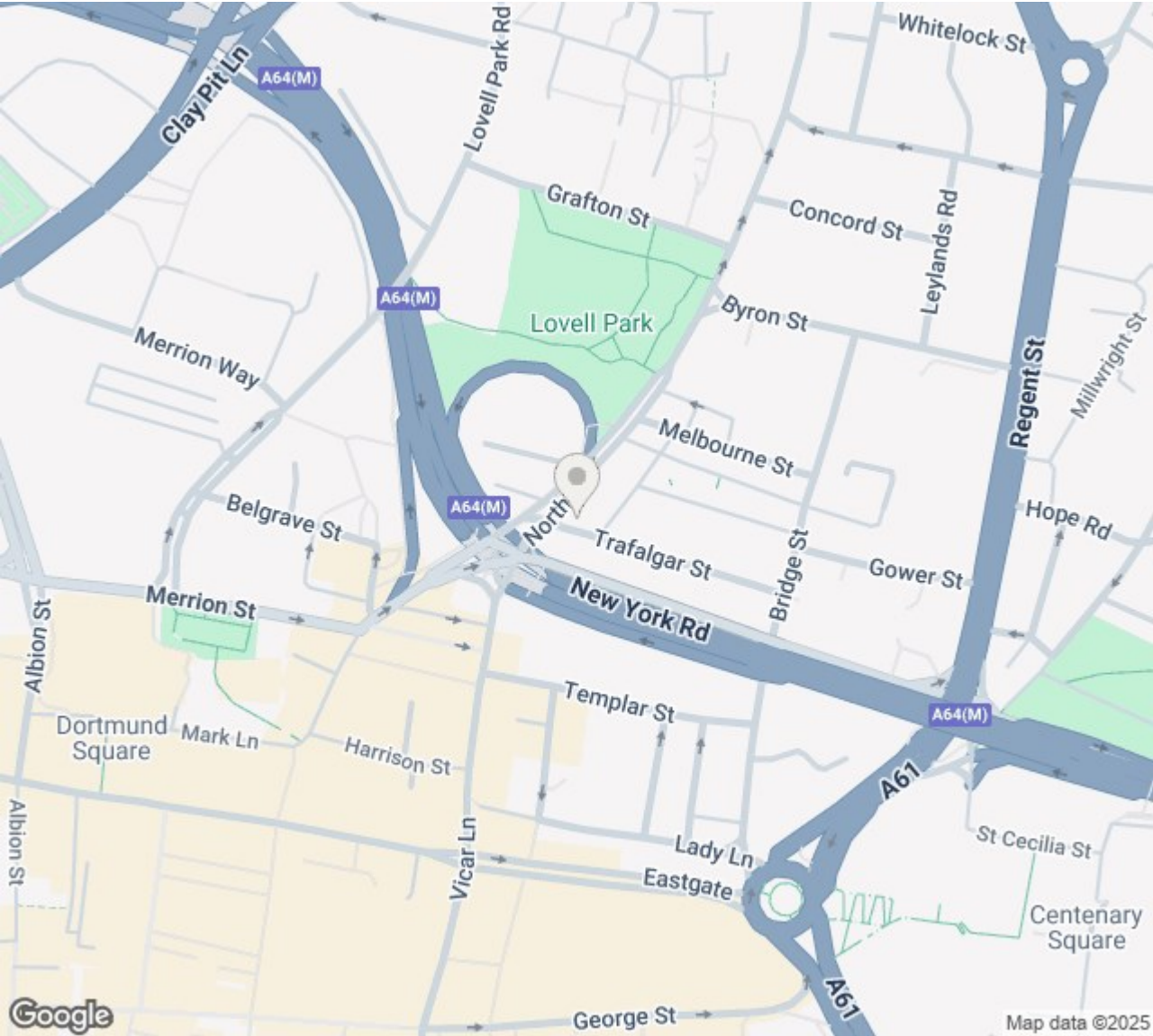
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC 	



www.whitakercadre.com
info@whitakercadre.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.