



- Semi Detached House
- Three Bedrooms
- Sitting Room with Feature Fireplace
- Dining Area
- Kitchen
- Bathroom
- Attractive Paved Seating Area
- Off Street Parking
- EPC Rating C

55 Milner Bank, Otley, LS21 3NE

A lovely family home is situated in a popular residential area on the area of this bustling market town. The property offers accommodation briefly comprising a sitting room with feature fireplace, dining area, kitchen, three bedrooms and bathroom. There is a raised paved seating area and artificial grassed area to the rear and a driveway to the front provides off street parking.

£1,295 PCM



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

ENTRANCE

With painted wood floor and useful cloaks cupboard.

SITTING ROOM

15'8" x 12'8" max

Having a gas fire set in an attractive surround with tiled slips, wood effect flooring, picture rail, two radiators and two windows to the front elevation.

DINING AREA

9'10" x 9'2"

Opening from the entrance, the dining area has a painted wood floor, radiator, recessed arch and understairs storage cupboard.

An archway leads through to:

KITCHEN

15'5" x 9'8"

The bright kitchen is fitted with a range of cream base and wall units having complementary laminate work surfaces, tiled splashbacks and a ceramic sink unit with mixer tap. Integrated appliances comprise an electric oven and grill, ceramic hob and cooker hood. There is also plumbing for a washing machine and space for a fridge freezer. The kitchen also houses the boiler, has a radiator, vinyl flooring, two Velux windows plus windows to both the side and rear elevations and a door leads out to the garden.

FIRST FLOOR LANDING

With a painted wood floor and a window to the rear elevation.





BEDROOM ONE

13'0" max x 10'4"

With a large window to the front elevation, wooden floor, radiator and a built in wardrobe.

BEDROOM TWO

10'5" x 7'4"

Having a useful built in wardrobe, radiator, painted wood floor and a window to the rear elevation.

BEDROOM THREE

10'4" x 5'0"

Having wood effect flooring, radiator, built in shelving and a window to the front elevation.

BATHROOM

7'5" x 4'11"

Fitted with a white suite comprising a panelled bath, separate shower enclosure, low suite w.c. and pedestal basin. Recessed spotlights, heated towel rail, wall-mounted mirrored cabinet and a window to the side elevation.

GARDEN

There is a low maintenance garden and attractive raised patio area to the rear.

PARKING

A driveway to the front provides ample off street parking.

COUNCIL TAX

Leeds City Council Tax Band C.





AGENT NOTES

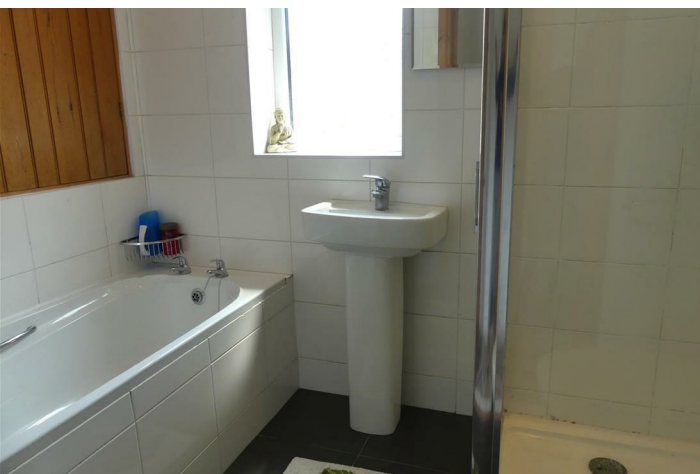
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

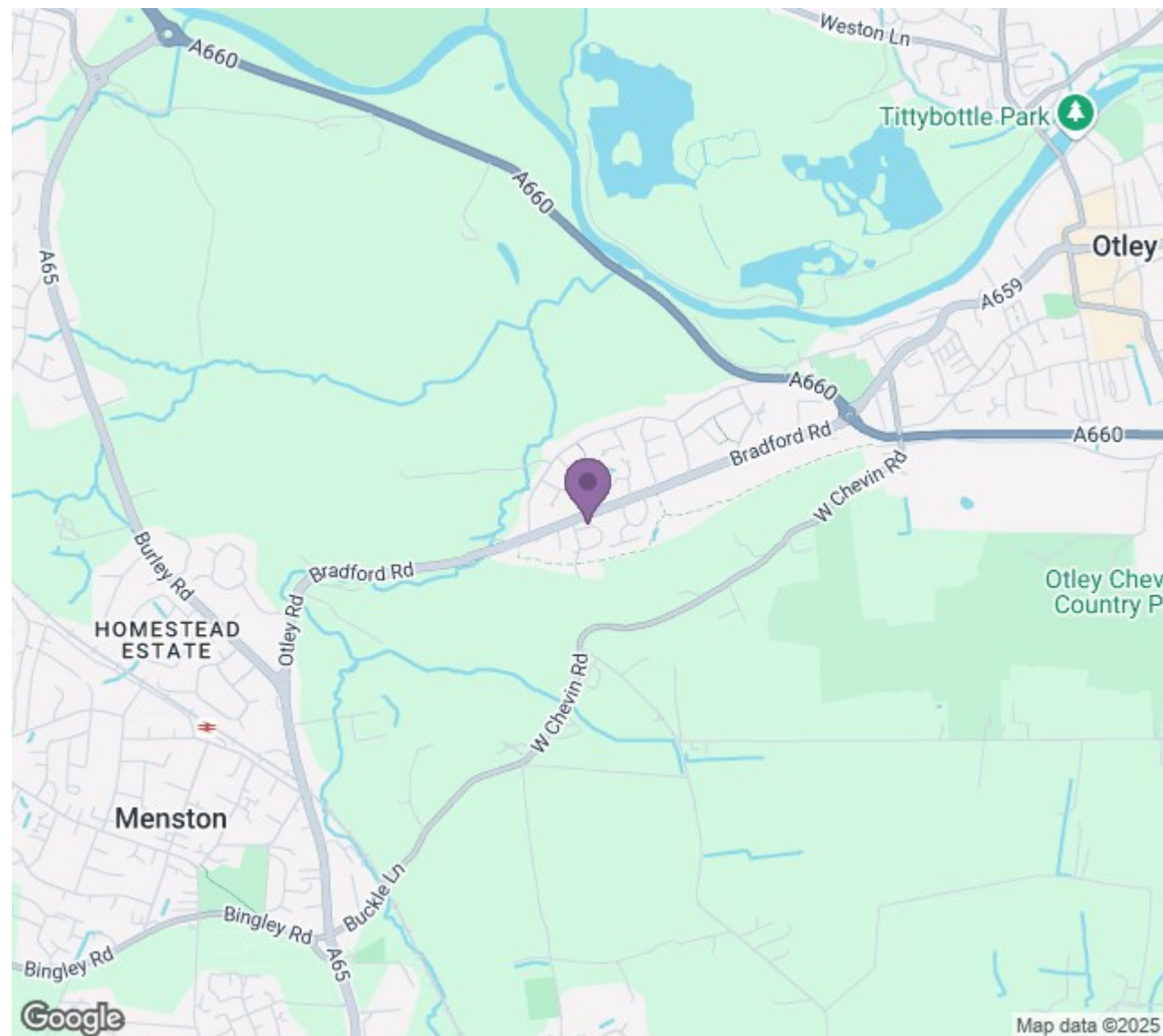
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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	69	76
(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