



- Two bedroom apartment - Part Furnished
- Accommodation over two floors
- Freshly decorated with new carpets
- Parking space
- Not suitable for children
- Gas central heating
- UPVC double glazing
- EPC rating D61
- Council tax band A

## Theaker Lane, Armley, Leeds

A freshly decorated, two bedroom flat in Armley, Leeds featuring brand new carpets throughout. Bright, modern and ready to move into.

The property benefits from gas central heating, double glazing and comprises, entrance hall, open plan living/kitchen, two bedrooms and shower room.

**£795 PCM**





## Ground Floor

### Private Entrance Hall

With UPVC front door, double glazed window to the side and store room.

### First Floor

With landing with central heating radiator, UPVC double glazed window and skylight.

### Living/Kitchen

14'9" x 10'5"

With double glazed windows to the side and front, a skylight and central heating radiator together with a range of wall mounted cupboards, base units and drawers, gas hob, electric oven, extractor and cupboard encompassing the boiler. There is a washing machine and fridge freezer.

### Shower Room

8'2" x 3'7"

With shower enclosure, W/C, basin, central heating radiator and extractor fan.

### Bedroom

11'9" x 8'2"

With central heating radiator, UPVC double glazed window and skylight.

### Second Floor

With landing, window and store cupboard/wardrobe.

### Bedroom

11'9" x 10'9"

With central heating radiator and skylights.

### Outside

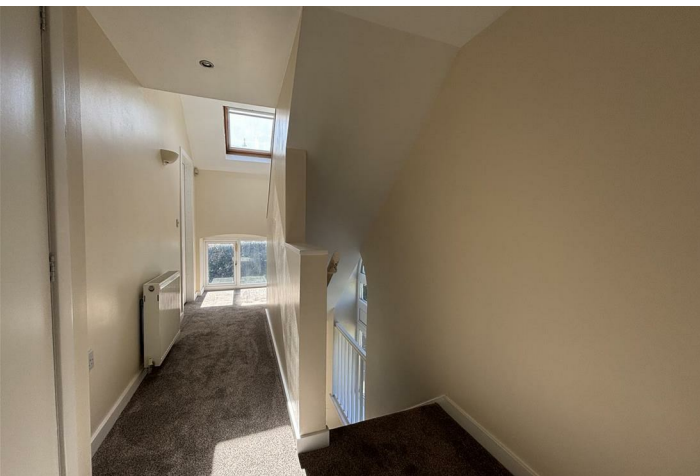
There is a designated parking space for one vehicle.

### Please Note

Due to the low window heights, this property is not suitable for children.







### 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.

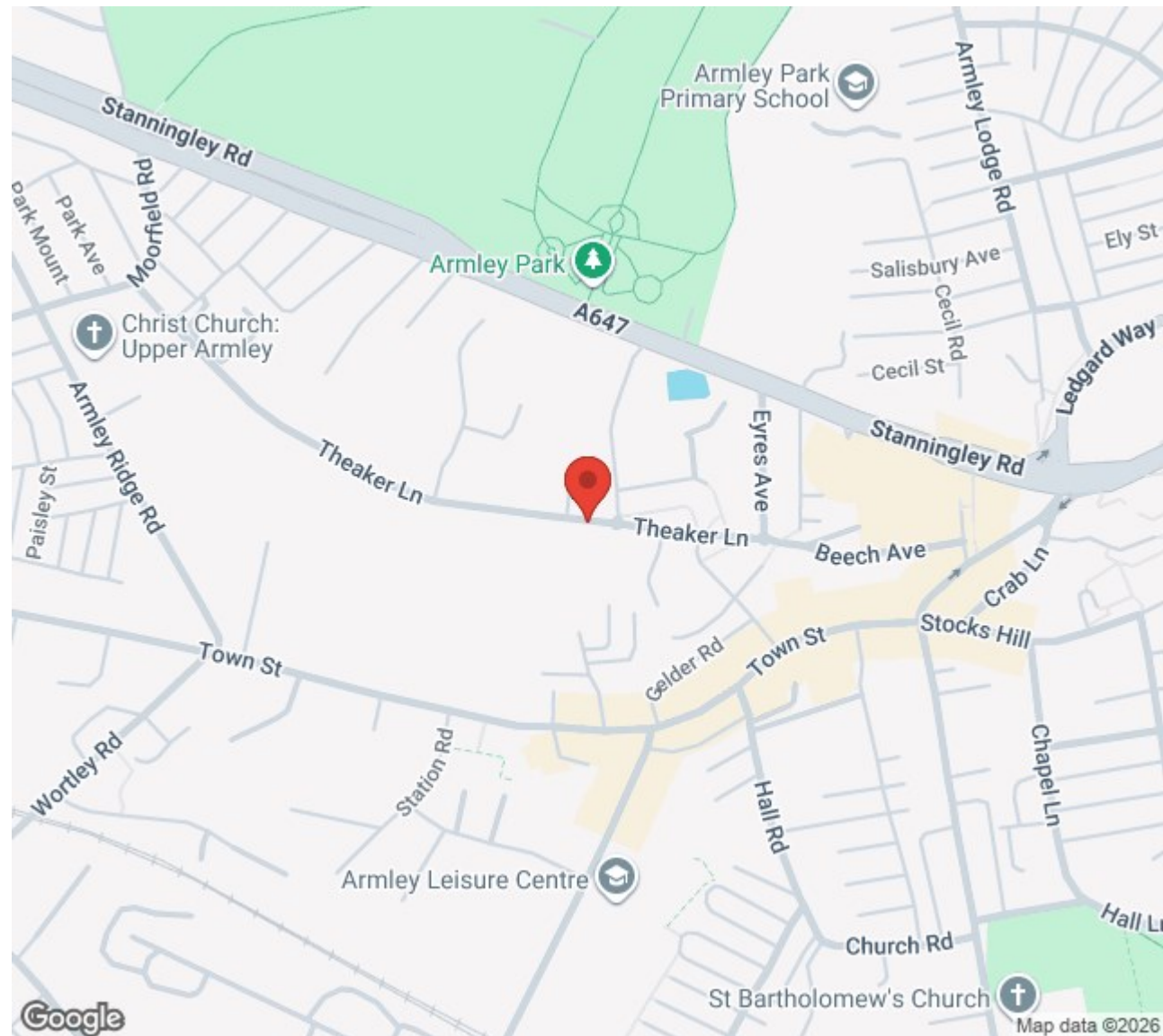
### Rental Procedure

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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(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