



- Charming Cottage
- Two Bedrooms
- Sitting Room
- Dining Kitchen
- Modern Bathroom
- Enclosed Paved Garden
- Off Street Parking for One Car
- EPC Rating: D
- Unfurnished

### 3 Marlborough Cottages Leathley Lane, Menston, LS29 6DA

This charming, well proportioned two bedroomed stone built cottage is set in a quiet location, within walking distance of the train station, and has an enclosed paved garden to the front. Unfurnished.

**£895 PCM**





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

## GROUND FLOOR

### ENTRANCE HALLWAY

With recessed spotlights.

### SITTING ROOM

14'0" x 10'6"

With ceiling cornice, radiator and window to the front elevation.

### DINING KITCHEN

14'0" x 6'10"

Fitted with a range of modern Shaker style cream base and wall units having complementary wood effect work surfaces and a stainless steel sink unit. Appliances comprise an electric oven and hob with cooker hood over, integrated under counter fridge and integrated under counter freezer. There is also plumbing for a washing machine. Ceramic tiled floor a door leading out to the rear and two windows to the rear elevation.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

11'0" x 10'6"

Having a large recessed wardrobe and cupboard, radiator and window to the front elevation.

### BEDROOM TWO

10'6" x 7'1"

Having a radiator and a window to the rear elevation.

### BATHROOM

6'7" x 6'5"

Fitted with a modern white suite comprising a P-shaped panelled bath with thermostatic shower over and a glass shower screen, vanity unit with wash basin and low suite w.c. There is also a heated towel rail, extractor fan, recessed spotlights and a window to the rear elevation.

### OUTSIDE

There is an enclosed paved garden area to the front of the property.

To the rear of the property there is space to park one car.







## COUNCIL TAX

Bradford Metropolitan District Council Tax Band C.

## Please Note

The photographs were taken in 2022, prior to the current tenancy.

## AGENTS 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

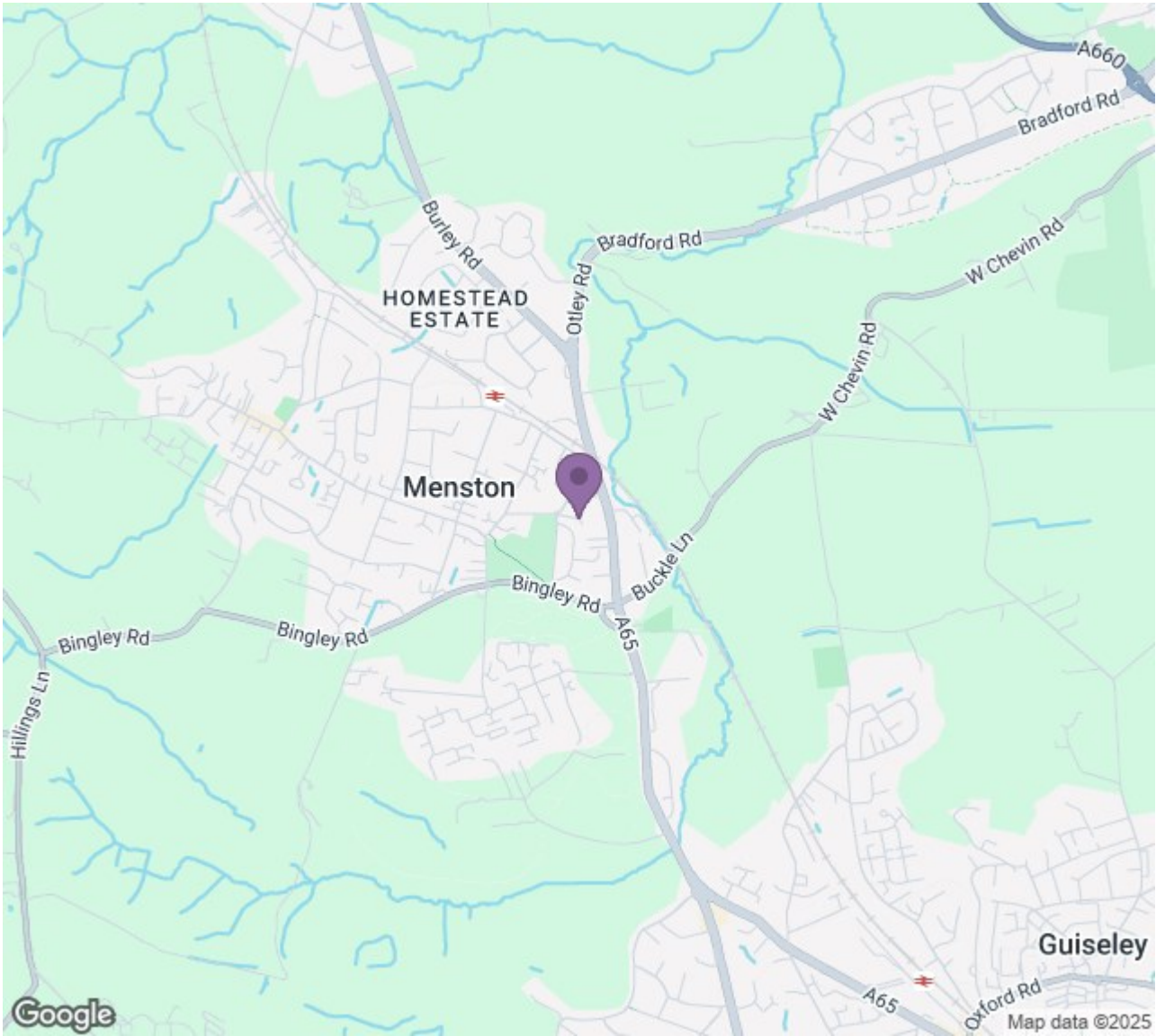
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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 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