



- Spacious Mid Terrace
- Newly Decorated & Carpeted
- Two Bedrooms
- Sitting Room with Fireplace
- Dining Kitchen
- Modern Bathroom
- Enclosed Yard to Rear
- Awaiting EPC
- Unfurnished

9 Lawn Avenue, Burley In Wharfedale, LS29 7ET

This spacious terraced house has been newly decorated and recarpeted and is located within walking distance of the train station and close to the heart of the village. The accommodation briefly comprises a sitting room with woodburning stove, dining kitchen, two bedrooms, bathroom, garden area to the front and an enclosed yard to the rear. Unfurnished.

£1,050 PCM



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

Sitting Room

14'11" x 13'5"

Having a fireplace with granite hearth and woodburning stove, fitted cupboards and shelving, television point, dado rail, picture rail, radiator and a window to the front elevation.

Kitchen

9'7" x 7'7"

Fitted with a range of modern base and wall units having complementary work surfaces, breakfast bar and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, induction hob with cooker hood over, under counter fridge and under counter freezer.

Open to the:

Dining Area

12'7" x 9'0"

Having attractive hardwood flooring, radiator, LED spotlights, Velux windows, window to the rear and a door leading out to the rear.

First Floor

Bedroom One

12'1" x 12'1"

Having fitted cupboards, walk in recessed cupboard, radiator and a window to the front elevation.

Bedroom Two

11'9" x 10'7"

Having a radiator and window to the rear elevation.

Bathroom

Fitted with a white suite comprising a panelled bath with electric shower over and a glazed screen, pedestal wash basin and low suite w.c. There is also a mirror fronted cabinet with shaver point, wood effect vinyl flooring and a window to the rear elevation.

Gardens

There is a small garden to the front with a raised bed and decorative slate chippings. There is also a large enclosed yard to the rear with raised rose beds and stone outbuilding.

Please Note

Please note that this property does not accept pets.





Council Tax

Bradford Metropolitan District 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

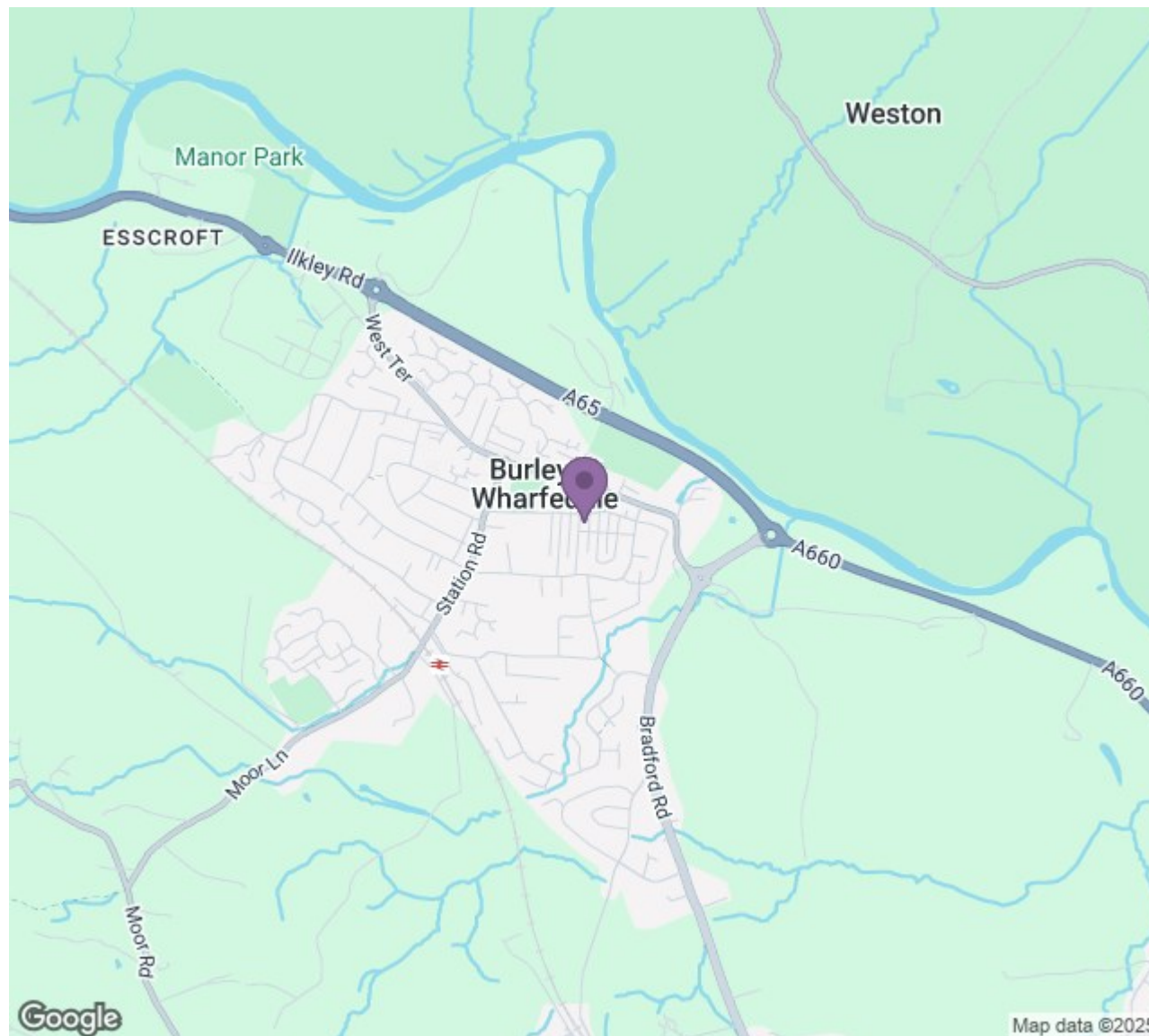
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following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





WHITAKER CADRE

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SPECIALISTS



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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 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.