



- Ground Floor Flat
- Open Plan Living Room & Kitchen
- Bedroom
- Modern Shower Room
- Located in the heart of Otley
- Unfurnished
- EPC Rating: D
- Available Now

## 25 Courthouse Street, Otley, LS21 3AN

This one bed roomed ground floor flat has been newly converted and is located in the heart of this popular market town. The property offers accommodation briefly comprising an open plan living space with kitchen and decorative cast iron range, bedroom and shower room. Unfurnished.

**£595 PCM**



This newly converted flat, with electric heating, double glazing and approximate room sizes, comprises...

#### **ENTRANCE HALL**

13'4" x 3'4"

Having laminate flooring and LED spot lights.

#### **OPEN PLAN LIVING AREA**

16'7" x 11'8"

#### **SITTING ROOM AREA**

Retaining the decorative cast iron range and having laminate flooring, a recessed storage cupboard, LED spot lights and two windows to the side elevation.

#### **KITCHEN AREA**

Fitted with a range of base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with ceramic hob and cooker hood, there is also space and plumbing for a washing machine.

#### **BEDROOM**

13'3" x 8'11"

Having an original decorative cast iron fireplace, recessed fitted cupboard and window to the front elevation.

#### **SHOWER ROOM**

9'4" x 3'1"

Fitted with a white suite comprising shower cubicle with electric shower, vanity unit with wash basin and low suite w.c. There are also two recessed cupboards, heated towel rail, electric fan heater, LED spot lights, a window to the side elevation and vinyl flooring.





### AGENTS NOTE

All our properties are to be let on an assured shorthold tenancy agreement for an initial six 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.

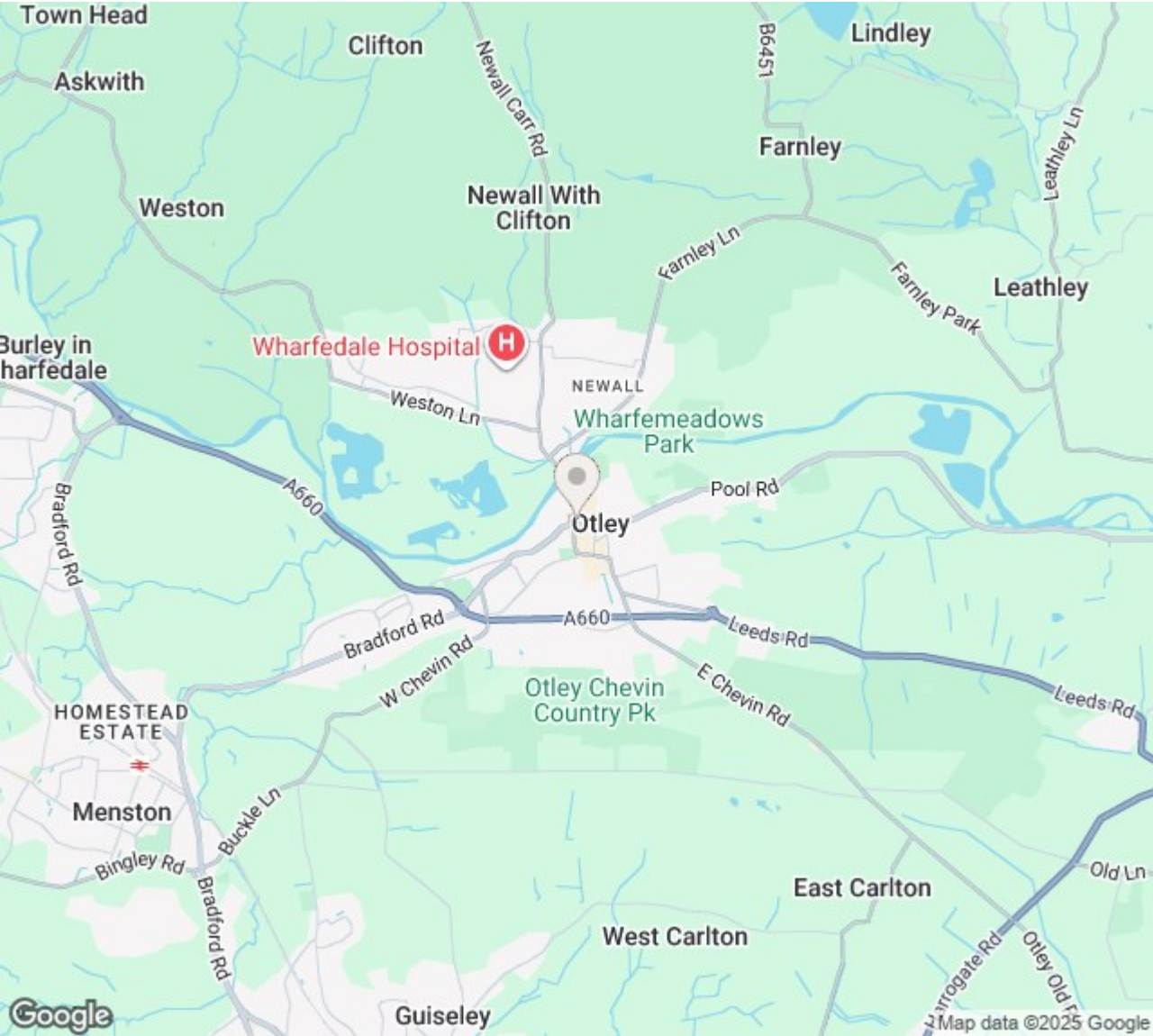
### RENTAL PROCEDURE

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>                            |                            | 72                                                                                |
| (55-68) <b>D</b>                            | 57                         |                                                                                   |
| (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<br>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