



- Well Presented First Floor Flat
- Private Entrance
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Allocated Car Parking Space
- Awaiting EPC
- Unfurnished

## 22 Borrowdale Croft, Yeadon, Leeds, LS19 7FN

This well presented property has been redecorated and recarpeted throughout and offers accommodation briefly comprising a private entrance, hallway, sitting room, kitchen, two bedrooms, bathroom and an allocated car parking space. Unfurnished.

**£850 PCM**



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

#### **Hallway**

Having a radiator and a storage cupboard with coat hooks and shelving.

#### **Sitting Room**

15'5" x 10'5"

Having an electric fire and hearth, television point, radiator and a window to the rear elevation.

#### **Kitchen**

8'10" x 7'11"

Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splash backs and a composite sink unit. Appliances comprise an integrated electric oven, gas hob with cooker hood over, fridge freezer and washing machine. There is also a boiler, vinyl flooring and a window to the rear elevation.

#### **Bedroom One**

13'4" x 8'11"

Having a radiator and a window to the front elevation.

#### **Bedroom Two**

10'4" x 6'7"

With a radiator and a window to the front elevation.

#### **Bathroom**

6'4" x 5'8"

Fitted with a white suite comprising a panelled bath with thermostatic mixer shower and a glazed screen, low suite w.c. and a pedestal wash basin. Fully tiled walls, vinyl flooring, radiator and extractor fan.

#### **Parking**

The property has one allocated car parking space.

#### **Council Tax**

Leeds City Council Tax Band B.





### 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.

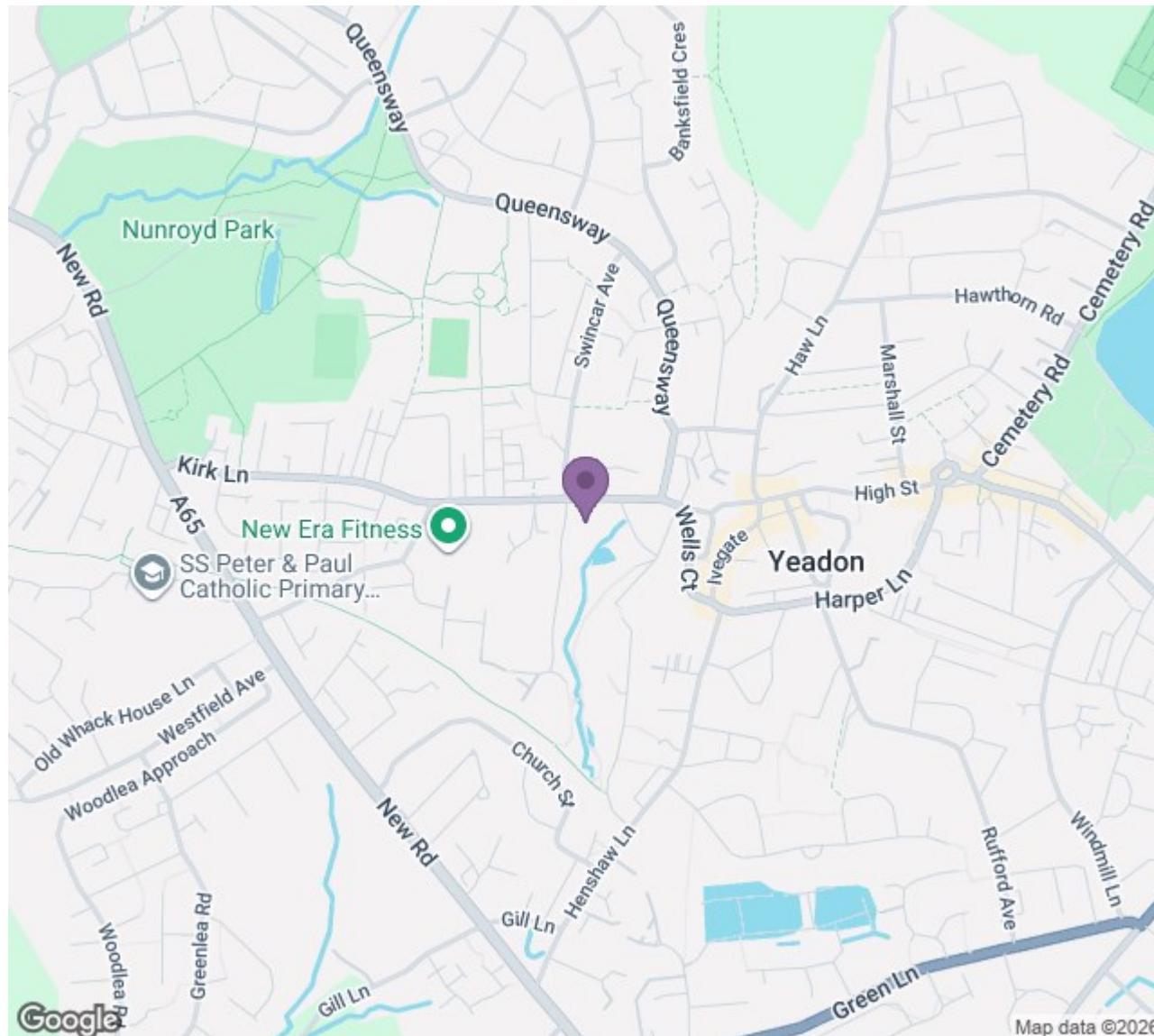
### Payments

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

LETTING  
SPECIALISTS



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

[www.whitakercadre.com](http://www.whitakercadre.com)  
01943 328343  
[info@whitakercadre.com](mailto:info@whitakercadre.com)

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