



- Two bedroom townhouse
- Off street parking
- Open plan living space
- Appliances included
- Newly redecorated and carpeted
- Close to amenities
- EPC Rate B
- Council Tax band B
- Unfurnished

1 Acacia Terrace, Seacroft, Leeds, LS14 6ZQ

An immaculately presented two bedroom town house on a popular new build estate, close to excellent amenities and Leeds City Centre. Unfurnished.



£1,200 PCM



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

Entrance Hall

With useful store cupboard housing ideal boiler. Grey fitted carpet, radiator, heating controls and fuse box. Staircase leading to first floor.

Bedroom Two

18'2" x 8'9"

Grey fitted carpet, one UPVC window to front elevation, two side windows all with blinds, T.V point, two radiators

Shower Room

7'7" x 5'10"

Cream tiled flooring, radiator, light pendant, extractor fan with isolator switch outside the bathroom door, shower cubicle with dual shower head, white w.c and white low level sink with mixer tap, large storage cupboard.

First Floor

Open Plan Living Room & Kitchen

18'2" x 15'2"

open plan living / kitchen dining. French door leading to Juliet balcony to the front elevation, two UPVC windows to the side elevation. Two radiators, laminate wood affect flooring, tv bracket mounted to the wall, TV & phone points. kitchen area has white wall and base units with complimentary work tops, stainless steel sink unit. Appliances include - fridge, freezer, washing machine, integrated electric oven and ceramic hob and extractor hood. There is also an anti mist vent system.

Second Floor

Master Bedroom

18'0" x 11'1"

Having a radiator, grey fitted carpet and windows to both the front and side elevations.

En-Suite Bathroom

6'6" x 5'6"

Fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Tiled floor and part tiled walls.





Outside

To the front of the property is a low maintenance garden with mature shrubs. One allocated parking space

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

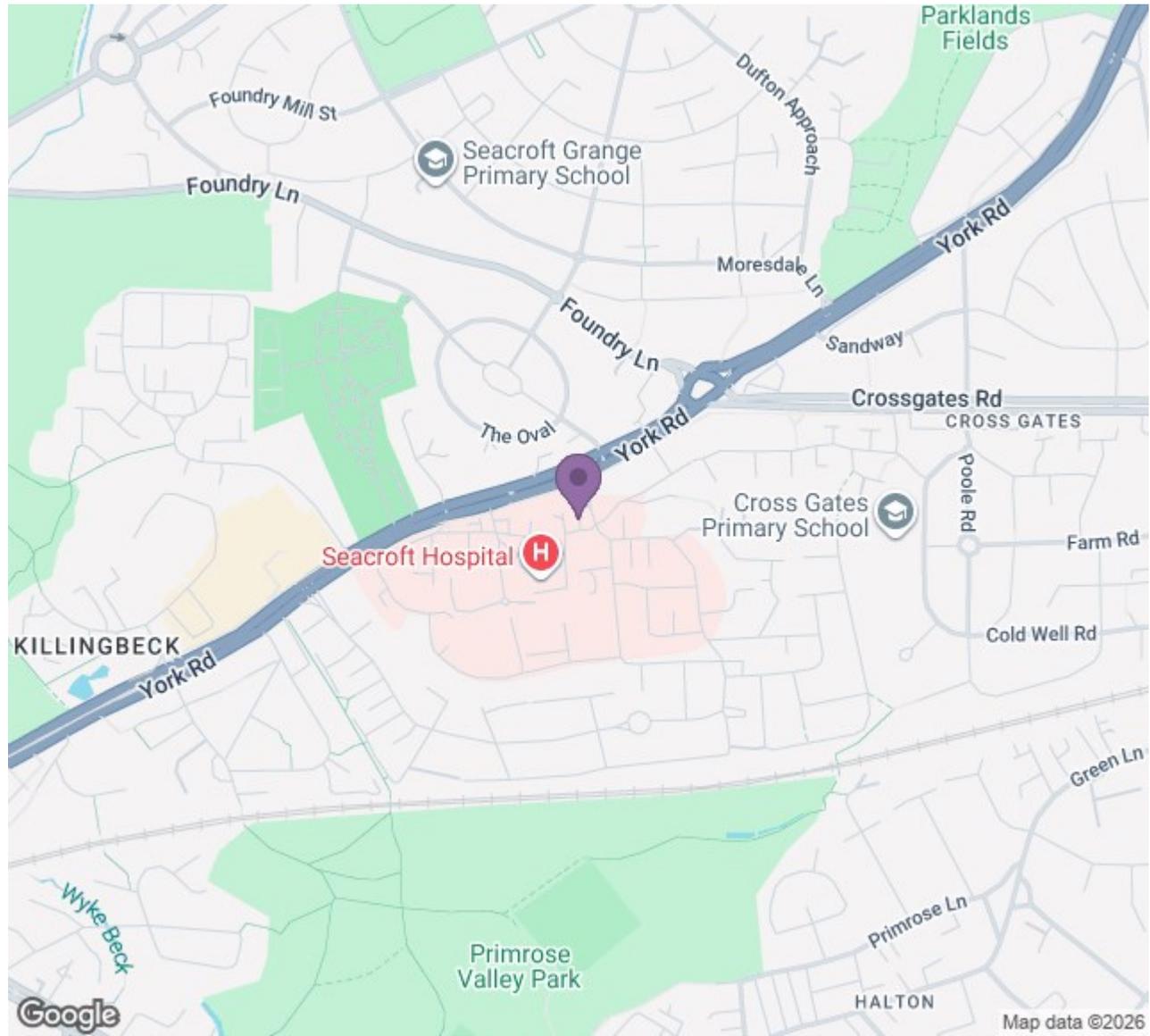
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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