



- Split Level Apartment
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- Central Location
- Unfurnished
- EPC Rating: D
- Available Now

## 27 Courthouse Street, Otley, LS21 3AN

This spacious split level flat is located in the heart of this popular bustling market town and provides accommodation briefly comprising a private entrance, kitchen, sitting room, two bedrooms and bathroom. Unfurnished.

**£695 PCM**





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

### **GROUND FLOOR**

Private entrance with stairs to the first floor.

### **FIRST FLOOR**

#### **KITCHEN**

12'1" x 9'8"

Fitted with a range of wood effect base and wall units having laminated work surfaces, a breakfast bar, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an Integrated electric oven and four ring gas hob with cooker hood over. There is also plumbing for a washing machine, space for a fridge freezer, boiler, radiator, laminate flooring and a window to the side elevation.

#### **SITTING ROOM**

16'6" x 14'3"

A light, bright room having laminate flooring, two windows to the front elevation, a gas fire, two radiators and television and telephone points.

#### **SECOND FLOOR LANDING**

With a large walk in wardrobe / storage cupboard.

#### **BEDROOM ONE**

13'3" x 8'1"

With radiator and window to the front elevation.

#### **BEDROOM TWO**

10'6" x 8'1"

With radiator and window to the front elevation.

#### **BATHROOM**

12'2" x 4'11"

Fitted with a white suite comprising a corner bath, shower enclosure, pedestal wash basin and low suite w.c. There is also a heated towel rail, recessed spotlights and an extractor fan. Window to the side elevation.





## COUNCIL TAX

Leeds City Council Tax Band A.

## 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

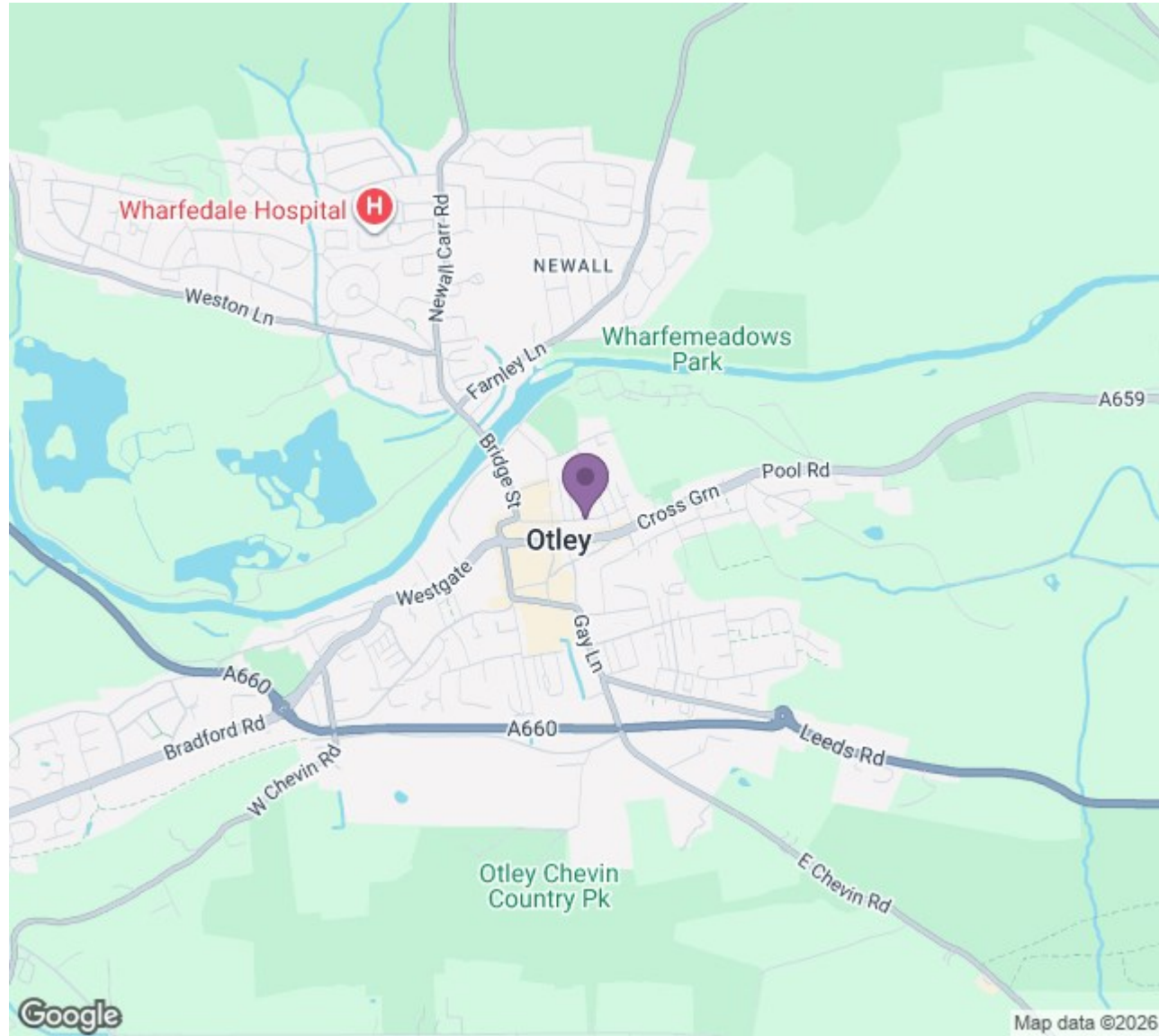
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(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 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