WHITAKER CADRE LETTING SPECIALISTS







- Three Bedroomed Mid Terrace
- Recently Refurbished
- Sitting Room
- Kitchen
- Bathroom
- Enclosed Yard to Rear
- Cellar
- EPC Rating: E
- Available Early July

30 Bank Parade, Otley, LS21 3DY

£1,150 PCM

A recently refurbished three bedroomed mid terrace property on a pleasant quiet street close to all the town centre amenities. Unfurnished.







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

Ground Floor

Sitting Room
13'5" x 12'5"
Newly carpeted and having a radiator and a window to the front elevation.

Kitchen
11'6" x 9'3"
Fitted with a range of cream base and wall units having complementary wood effect work surfaces, slate tile effect splashbacks and stainless steel sink unit. Appliances comprise an integrated electric oven with gas hob and stainless steel cooker hood. There is also plumbing for a washing machine and space for a fridge freezer.

Lower Ground Floor

Cellar
Having light and power.

First Floor

Bathroom
9'3" x 5'2"
The modern bathroom is fitted with a white three piece suite comprising a panelled bath with shower over and glass screen, low suite w.c. and pedestal basin. There is also a mirror-fronted cabinet, heated towel rail, boiler cupboard and tile effect flooring.

Bedroom One
12'5" x 10'7"
Having a decorative cast iron fireplace, radiator and window to the front elevation.

Box Room
Suitable for use as a Study or Walk In Wardrobe.

Second Floor

Bedroom Two
12'6" x 10'10" max
Having a radiator and a Velux window.







Bedroom Three
13'5" max x 11'3"
With a radiator, two windows to the front elevation and a Velux window.

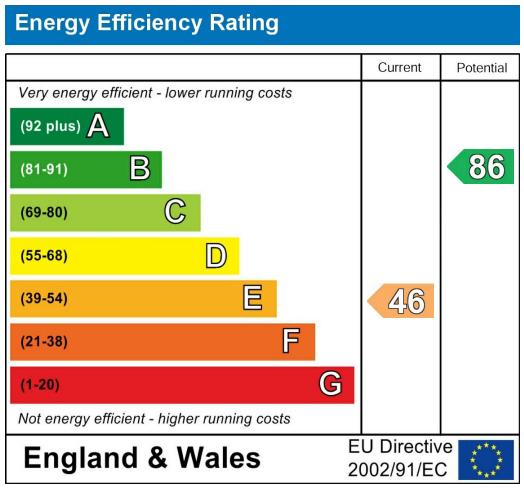
Outside
There is an enclosed courtyard garden to the rear.

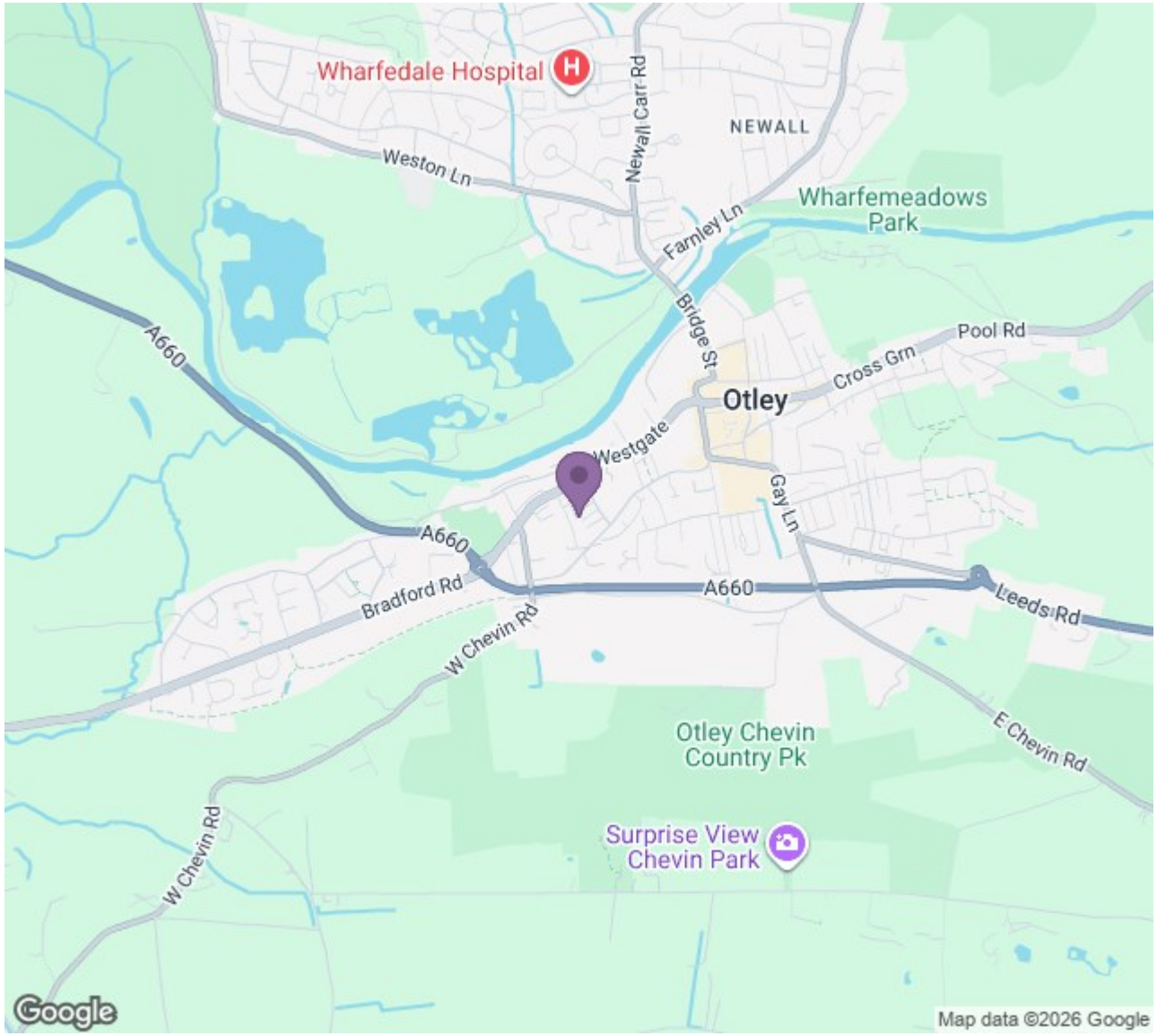
Council Tax
Leeds City Council Tax Band C.

Agent Notes
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.





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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