



- Three bedroom house
- Quiet residential location
- Rear garden with decking area
- Large living room with door to garden
- Large porch with useful store cupboards
- Close to excellent amenities
- Fitted wardrobes
- EPC rating C
- Council tax band A

## 19 Elmhurst Close, Leeds, LS17 8BD

A well presented three bedroom house in a quiet residential location, close to excellent amenities and transport links. The property benefits from double glazing, gas central heating and comprises, entrance porch, entrance hall, dining kitchen, living room, three bedrooms, house bathroom and gardens to front and rear.

**£1,100 PCM**



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#### **ENTRANCE PORCH**

7'0" x 3'7"

With UPVC entrance door and large store cupboard.

#### **ENTRANCE HALL**

With two useful store cupboards.

#### **DINING KITCHEN**

16'1" x 9'2"

With UPVC double glazed window to the front of the property, central heating radiator, range cooker and fitted kitchen.

#### **LIVING ROOM**

15'4" x 9'5"

With UPVC door to the garden, central heating radiator and electric fire.

#### **FIRST FLOOR**

##### **BEDROOM ONE**

12'2" x 8'6"

With UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

##### **BEDROOM TWO**

10'6" x 9'0"

With UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

##### **BEDROOM THREE**

8'10" x 6'2"

With UPVC double glazed window to the rear of the property and central heating radiator.

##### **BATHROOM**

8'2" x 5'3"

With UPVC double glazed window to the front of the property and white suite comprising, bath with shower over, wc and basin.





## OUTSIDE

To the front of the property is a courtyard garden.

To the rear of the property is a good sized garden with patio and raised decking area with timber boundary fencing and hand gate.

## 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

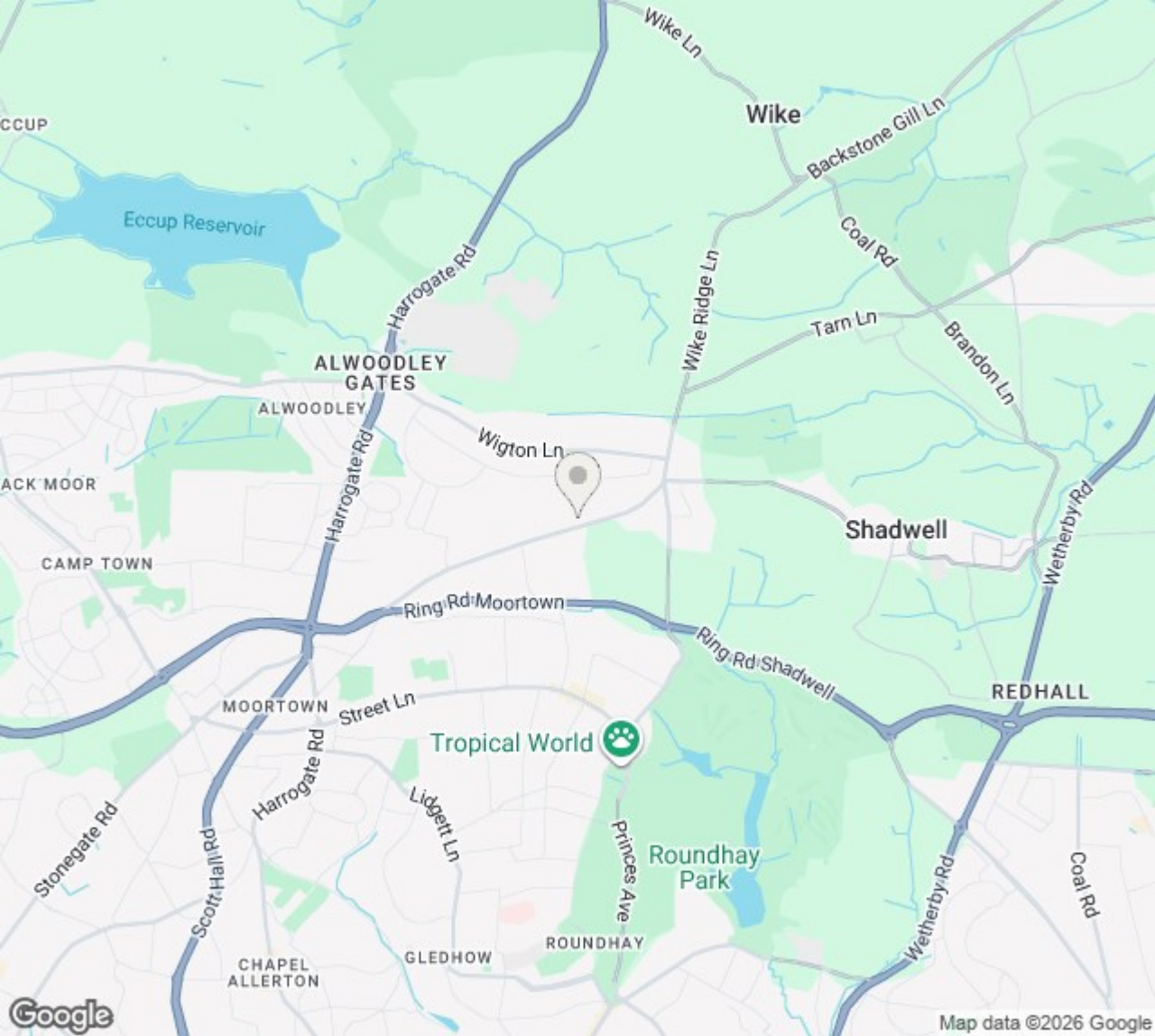
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



| Energy Efficiency Rating                    |         |                                                                                   |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                         |
| Very energy efficient - lower running costs |         |                                                                                   |
| (92 plus) A                                 | 78      | 83                                                                                |
| (81-91) B                                   |         |                                                                                   |
| (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<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