WHITAKER CADRE LETTING SPECIALISTS







- Newly Decorated Stone Built Mid Terrace
- Two Bedrooms
- Sitting Room
- Breakfast Kitchen
- Bathroom
- Enclosed Courtyard Garden to the Rear
- Convenient Location
- Awaiting new EPC

62 Albion Street, Otley, LS21 1BZ

£850 PCM

This newly decorated mid terrace is situated within easy walking distance of the town centre and offers accommodation briefly comprising a sitting room, breakfast kitchen, cellar, two bedrooms, bathroom and an enclosed courtyard garden area to the rear. Unfurnished.







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

GROUND FLOOR

Sitting Room
12'10" x 12'3"
Having a gas fire, radiator , telephone point and window to the front elevation.

Breakfast Kitchen
12'10" x 8'9"
Fitted with a range of cream base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise an integrated electric oven and hob, fridge freezer and washing machine. Wood effect vinyl flooring, access to the cellar, a window to the rear elevation and a door leading out to the rear yard.

FIRST FLOOR

Bedroom One
12'10" x 12'2"
A nicely proportioned double bedroom with a radiator and a window to the front elevation.

Bedroom Two
11'9" x 6'2"
A single bedroom having a radiator, cupboard housing the boiler and a window to the rear elevation.

Bathroom
6'4" x 5'4"
Fitted with a white suite comprising a bath with mixer shower attachment over, pedestal wash basin and a low suite w.c. Part tiled walls, vinyl flooring, shaver point and window to the rear elevation.

OUTSIDE
There is an enclosed courtyard garden area to the rear.







COUNCIL TAX

Leeds City Council Tax Band B.

Agent Notes

All our properties are to be let on an assured periodic tenancy agreement. 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.

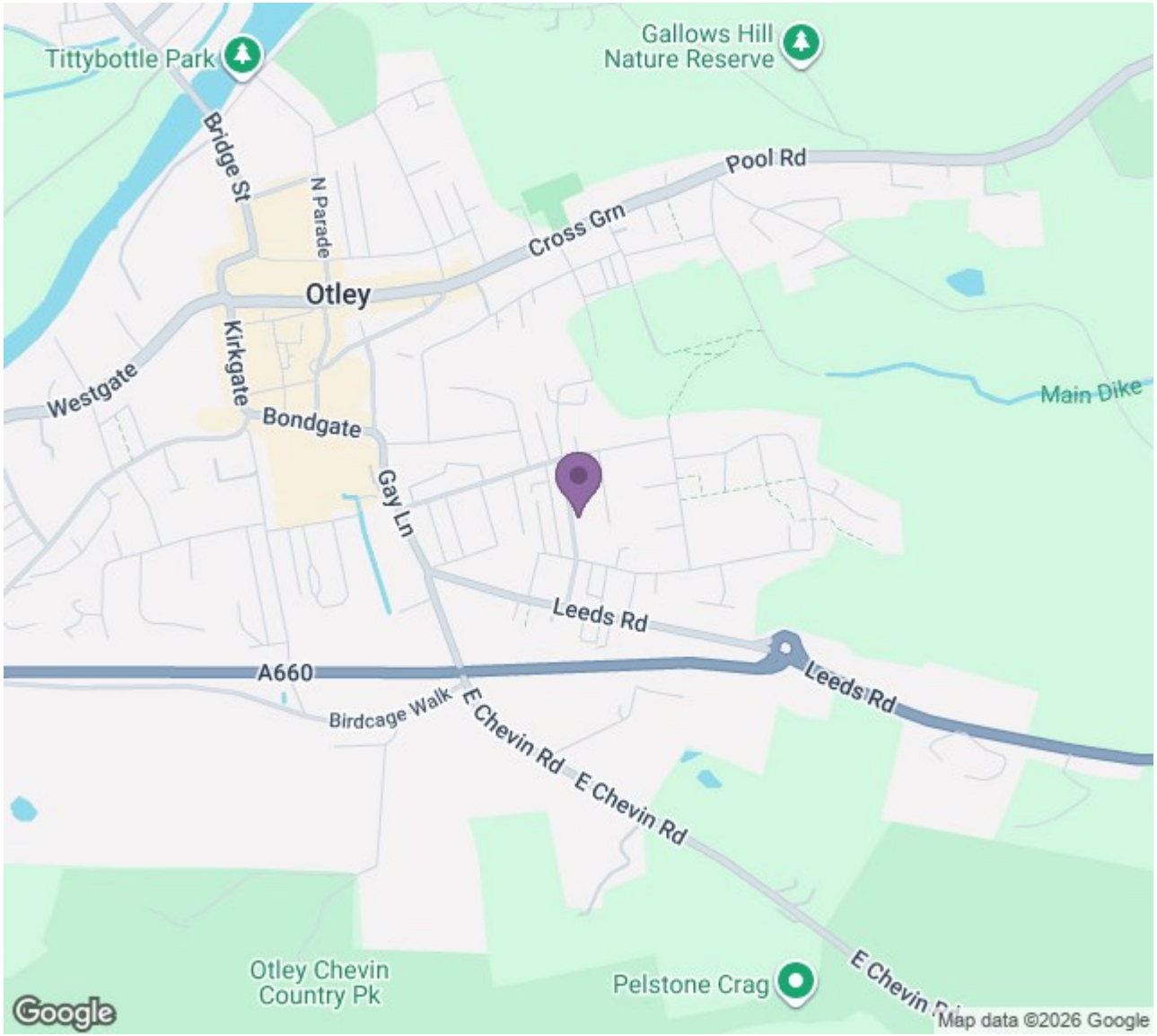
Rental Procedure

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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www.whitakercadre.com

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