




- Luxury First Floor Apartment
- Two Bedrooms
- Well Equipped Kitchen with Breakfast Bar
- In the heart of Wetherby town centre
- En-Suite Shower Room
- Allocated Parking Space with EV Charging Point
- EPC Rating: B84
- Council tax band D
- Unfurnished

Westgate, Wetherby

A beautiful first floor luxury apartment with lift access, video entry system and private parking space, conveniently located in the heart of Wetherby.

£1,495 PCM





This luxury apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

With stairs and lift access to the upper floors.

FRIST FLOOR

ENTRANCE HALL

7'6" x 5'1"

Having a video entry system, recessed spotlights and radiator.

OPEN PLAN LIVING ROOM

18'9" x 13'8"

The kitchen area is fitted with a range of gloss fronted base and wall units having complementary work surfaces, stainless steel sink unit and breakfast bar. The integrated appliances comprise a fridge freezer, electric oven combination microwave, induction hob with cooker hood and dishwasher.

The living area has television and telephone points and a window to the rear.

MASTER BEDROOM

18'10" x 10'4"

With a television point, radiator and a window to the rear. There is also a built-in utility cupboard with a washer dryer.

EN-SUITE SHOWER ROOM

8'0" x 4'8"

Fitted with a walk-in shower, low suite w.c. and a wall-mounted vanity unit with basin. There is also an illuminated mirror, heated towel rail, recessed spotlights and a tiled floor.





BEDROOM TWO

11'11" x 10'2"

A well-proportioned double room having a television point, radiator and window to the front.

BATHROOM

7'6" x 6'4"

Fitted with a panelled bath having a shower over plus a fixed rainfall shower head, low suite w.c. and a vanity unit with wash basin. There is also an illuminated mirror, heated towel rail, recessed spot lights, tiled floor, part tiled walls and a window to the front.

PARKING

The apartment has an allocated car parking space with EV charging point.

PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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) A		
(81-91) B	84	84
(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