



- Two bedroom inner terrace
- Fully furnished
- Modern breakfast kitchen
- Fantastic location in the heart of Meanwood
- Light & spacious accommodation
- Lovely front garden with lawn & patio
- Lots of period features
- EPC Rating D60
- Council tax band A

Monk Bridge Road, Leeds

A beautifully presented two bedroom inner terrace, located in the heart of Meanwood with excellent amenities nearby. This fully furnished property benefits from gas central heating, double glazing and comprises, breakfast kitchen with integrated appliances, guest wc, living room with feature fireplace, bedroom with en-suite bathroom, further bedroom/study and pleasant lawned garden.

£1,100 PCM



Living room

14'2" x 13'10"

With wooden flooring, UPVC double glazed window to the front and central heating radiator.

Kitchen (Lower ground floor)

13'2" x 11'4"

With a range of wall mounted cupboards, base units and drawers, oven, hob, dishwasher, fridge, freezer, UPVC double glazed window and useful under stairs store cupboard.

WC / Utility room

4'8" x 2'4"

With WC and washer/dryer.

First floor

Bedroom

13'11" x 9'1"

With built in storage, UPVC double glazed window and central heating radiator.

En-suite bathroom

7'0" x 4'11"

Bath with shower over, wc, basin and UPVC double glazed window,

Second floor

With access through the first floor bedroom.

Guest bedroom / Study

12'2" x 8'4"

With central heating radiator and Velux window. Access via the first floor bedroom.

Outside

To the front of the property is a pleasant garden, laid mainly to lawn with mature shrubs and sitting area.

On street parking is readily available nearby.





Agent 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			88
(81-91) B			
(69-80) C			
(55-68) D	60		
(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