



- Luxury four bedroom detached property
- Quiet location, close to excellent amenities
- Fantastic South facing garden
- Magnificent kitchen diner with French doors to the garden
- High quality fixtures and fittings throughout
- Fitted wardrobes
- Electric gates to driveway
- Available furnished or un-furnished
- Council tax band G

## Rowan Avenue, Leeds

A immaculately presented four bedroom detached house, with superb gardens and driveway with electric gates, in an ideal location, close to local schools, transport links and amenities.

The property benefits from quality finishes throughout and comprises, generous entrance hall, living room with media wall, open plan dining kitchen, utility room, study and WC.

To the first floor is a master bedroom with en-suite shower room, three double bedrooms and house bathroom.

**£2,750 PCM**





### ENTRANCE HALL

With composite front door, central heating radiator and wooden flooring.

### LIVING ROOM

17'8" x 12'2"

Large living room with attractive bay window, central heating radiator and media wall.

### DINING KITCHEN

20'2" x 15'3"

Magnificent kitchen diner with French doors to the rear garden. The kitchen has a range of wall mounted cupboards, base units and drawers, granite worktops, oven, grill, microwave, dishwasher and American style fridge/freezer.

### UTILITY ROOM

8'2" x 5'2"

With a range of base units, sink, washing machine and door to the rear garden.

### STUDY

9'6" x 7'6"

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

### WC

5'1" x 4'9"

With modern suite and UPVC double glazed window to the side of the property.

Under stairs store cupboard(1.53m x 1.06m)

### FIRST FLOOR

### MASTER BEDROOM

14'11" x 12'2"

With a range of fitted wardrobes, UPVC double glazed window and central heating radiator.





### EN-SUITE SHOWER ROOM

7'2" x 4'6"

Recently fitted luxury en-suite shower room, with walk in shower, basin with drawers below, wc and heated towel rail.

### BEDROOM TWO

14'6" x 10'2"

With UPVC double glazed window, central heating radiator and fitted wardrobes

### BEDROOM THREE

13'3" x 9'6"

With UPVC double glazed window and central heating radiator.

### BEDROOM FOUR

10'2" x 9'6"

With UPVC double glazed window and central heating radiator.

### BATHROOM

8'10" x 7'4"

With shower cubicle, bath, basin, wc, heated towel rail and UPVC double glazed window.

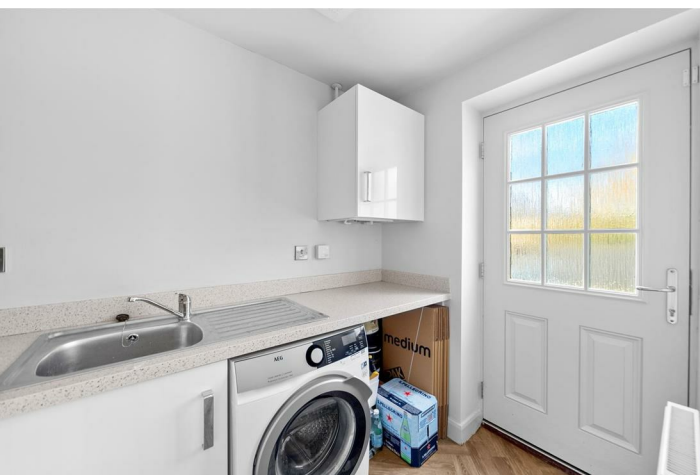
### OUTSIDE

To the front of the property is a lawned garden with path and hand gate to the rear of the property.

To the rear of the property is a South facing garden, which is ideal for entertaining, with lawn, large terrace and driveway with electric gates.

### NO PETS

Please note that this property does not accept pets.







### PLEASE NOTE

The property is available furnished or unfurnished. If the property is let on a furnished basis, the garage will be available for use. If the property is let on an unfurnished basis, the garage will not be available for use.

### AGENT NOTES

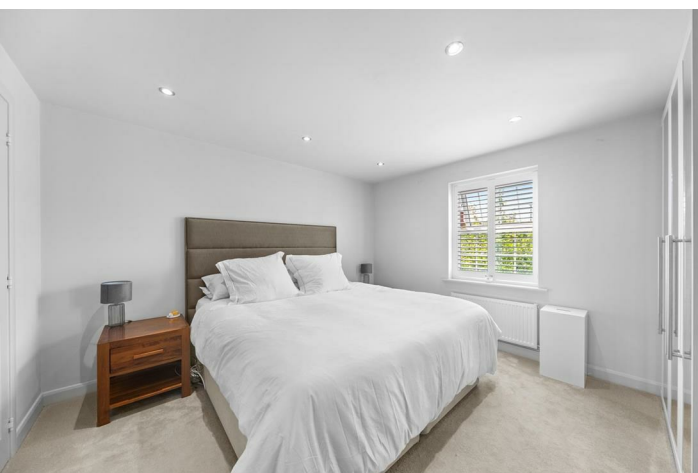
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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



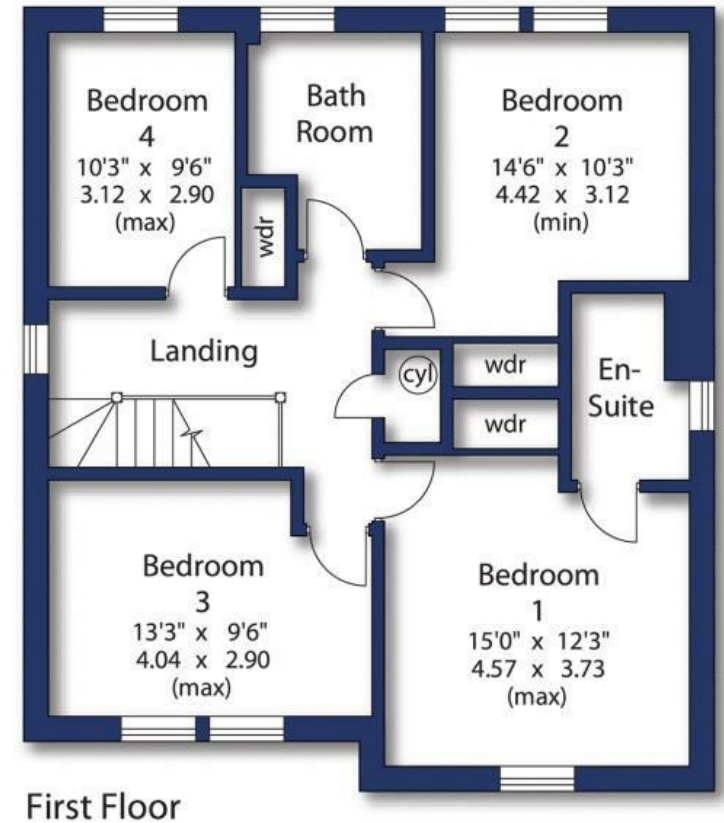
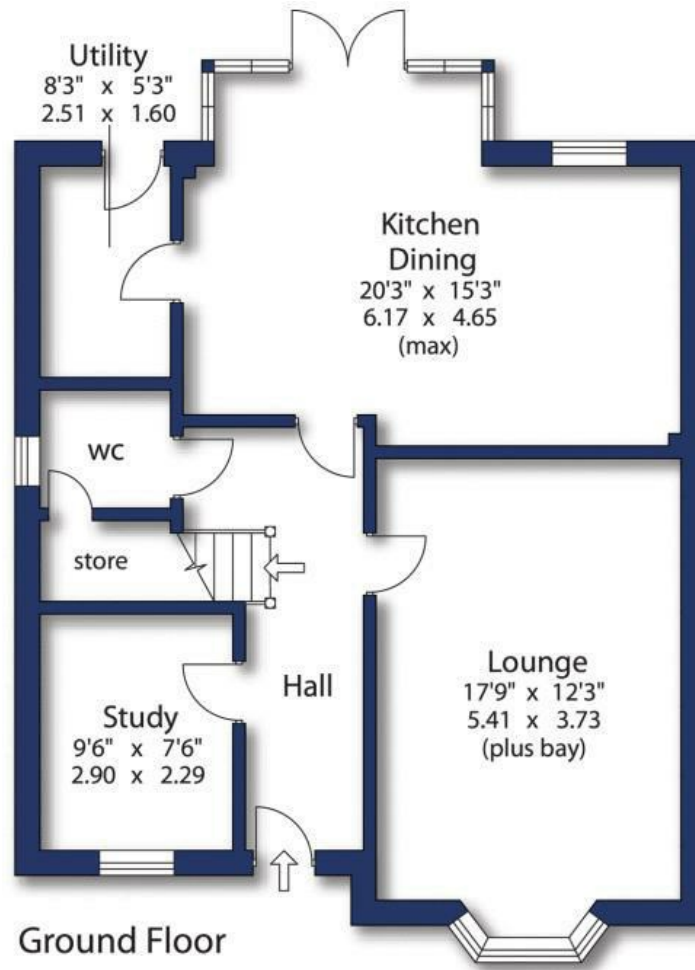
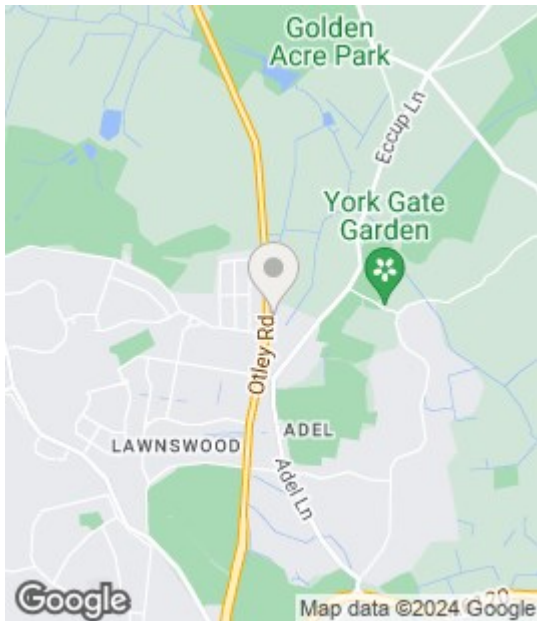
you will forfeit the holding fee.

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) <b>A</b>	<b>86</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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