



- Smart First Floor Apartment
- Open Plan Living
- Well Equipped Kitchen
- Modern Bathroom
- Spacious Double Bedroom
- Allocated Car Parking Space
- Communal Grounds
- EPC Rating: C
- Unfurnished

## Arkendale Court, Menston

This smart first floor apartment comes with an allocated car parking space and is located within walking distance of the train station. The property has lovely high ceilings, large windows and offers accommodation briefly comprising a communal entrance hall, private hall, open plan living area with well equipped kitchen, spacious bedroom and bathroom. Carpets and blinds. Unfurnished.

**£850 PCM**



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

#### **COMMUNAL ENTRANCE**

With postboxes, meter room and stairs to the first floor.

#### **ENTRANCE HALL**

13'3" x 4'5"

Having an entry phone, radiator, cupboard housing the boiler and a built in cupboard.

#### **OPEN PLAN LIVING AREA**

18'6" x 16'3"

#### **LIVING AREA**

With two large windows overlooking grounds to the rear of the property the living area has two radiators plus television and telephone points

#### **KITCHEN AREA**

The well equipped kitchen is fitted with a range of modern base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. The fully integrated appliances comprise a fridge freezer, electric oven, microwave, four ring gas hob, cooker hood, washing machine and dishwasher. Vinyl flooring and recessed spot lights.

#### **BEDROOM**

18'11" x 11'1"

A lovely light bedroom having two large windows to the front elevation, television aerial point, telephone point and a radiator.

#### **BATHROOM**

8'10" x 5'6"

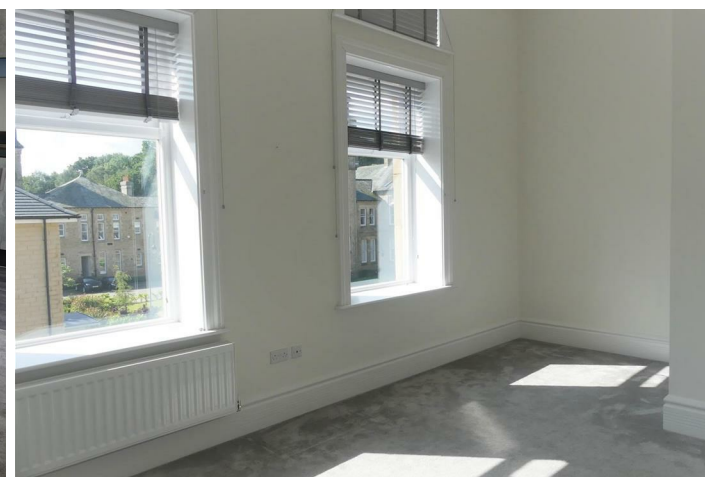
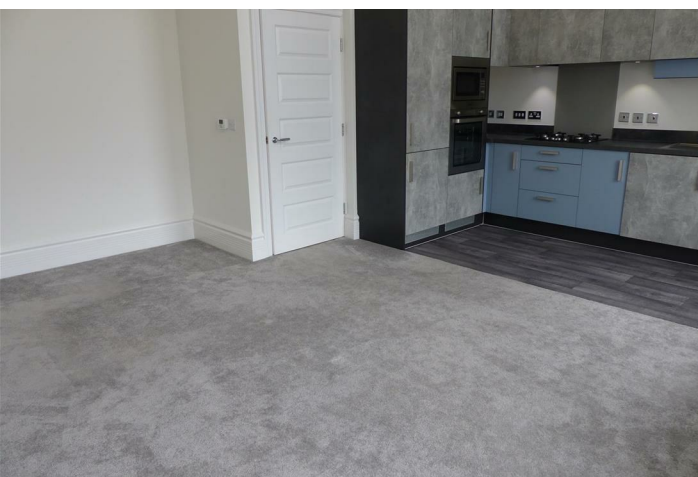
This stylish modern bathroom is fitted with a white suite comprising a panelled bath with wall-mounted mixer tap, hand held shower head, rainfall shower and glass shower screen, low suite w.c. and a wall-mounted vanity unit with basin having wall-mounted mixer tap. Partly tiled walls, vinyl flooring, recessed spot lights, two large heated towel rails, a wall mounted mirror and a shaver point.

#### **PARKING**

The apartment comes with one numbered car parking space.

#### **NOTE**

Please note that this property does not accept pets.





### ADDITIONAL 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

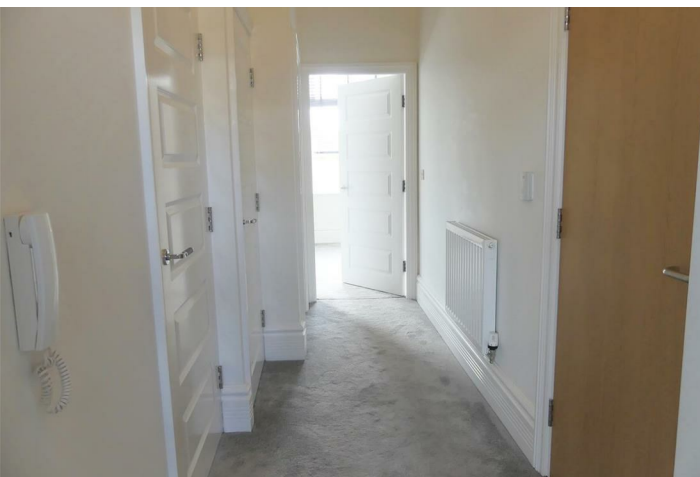
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

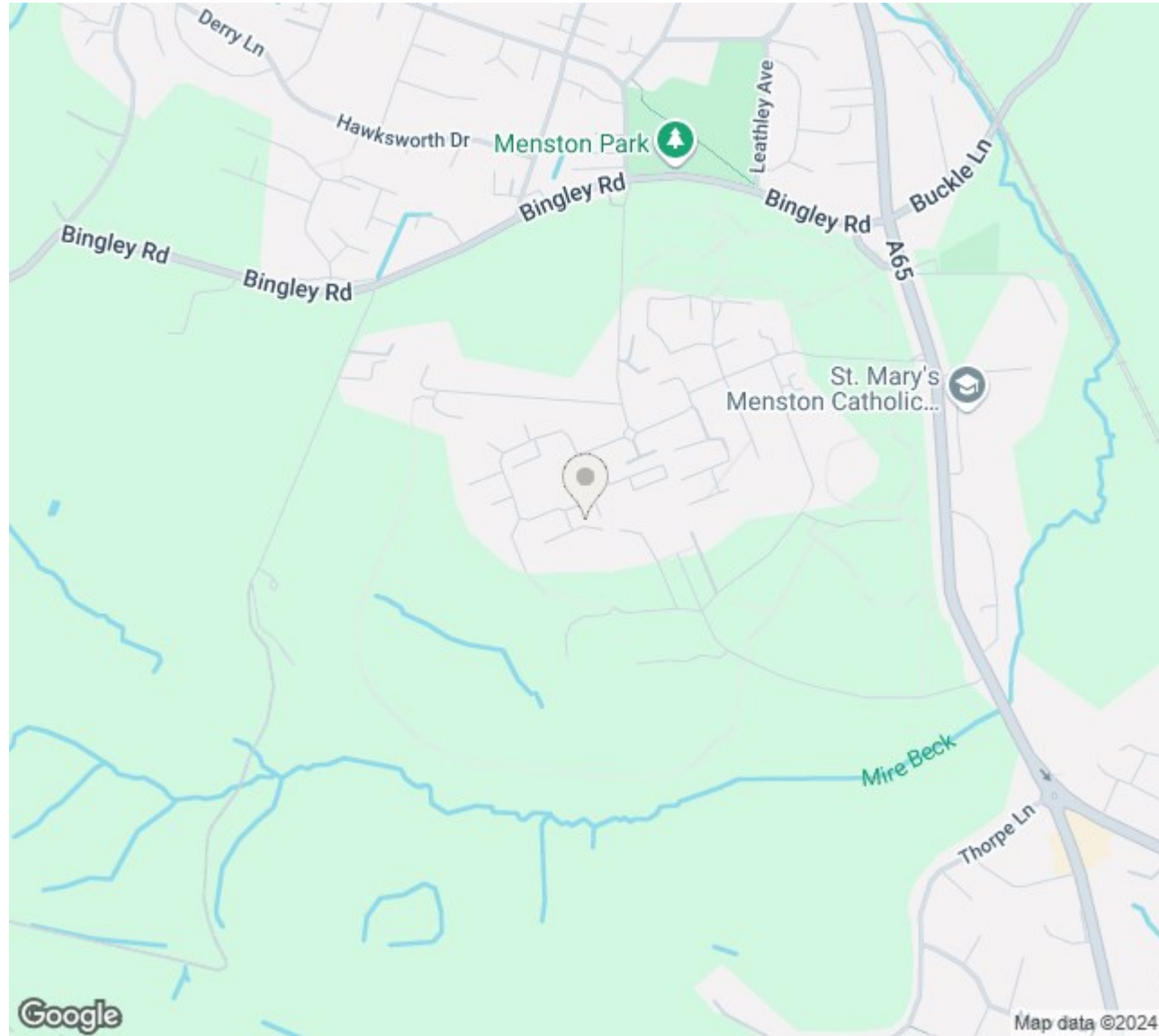
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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

### PAYMENTS

1. A holding fee equivalent 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 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(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