




- First Floor Apartment
- Two Bedrooms, with En-Suite to Master
- Sitting Room
- Dining Kitchen
- Bathroom
- Allocated Parking Space
- EPC Rating: C
- Unfurnished
- Available mid-late November

### **3 Arkendale Court Melbeck Close, Menston, LS29 6RS**

A very well presented first floor apartment finished to a high specification with additional storage and quality light fittings. The property offers two bedroomed accommodation, with en-suite and television to the master bedroom, and has one allocated car parking space. Unfurnished.



**£1,195 PCM**





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

### Ground Floor

Communal entrance with stairs to the first floor.

### First Floor

#### Entrance Hallway

12' 1" x 3' 8"

Having an entry phone, radiator and laminate flooring. there is also a large storage cupboard and a further recessed cupboard.

#### Sitting Room

15' 0" x 11' 0"

The bright sitting room has two large windows to the side and rear elevation, two radiators and television point.

#### Dining Kitchen

16' 3" x 8' 0"

Fitted with a range of base and wall units having complementary work surfaces with stainless steel sink unit and mixer tap and tiled splashbacks. Appliances comprise an integrated electric oven, gas hob with cooker hood over, fridge freezer, dishwasher and washing machine. There is also a radiator, recessed spotlights and a window to the rear elevation.

#### Bedroom One

13' 1" x 9' 8"

A lovely double bedroom having a large window, recessed flat screen television and radiator.

#### En-Suite Shower Room

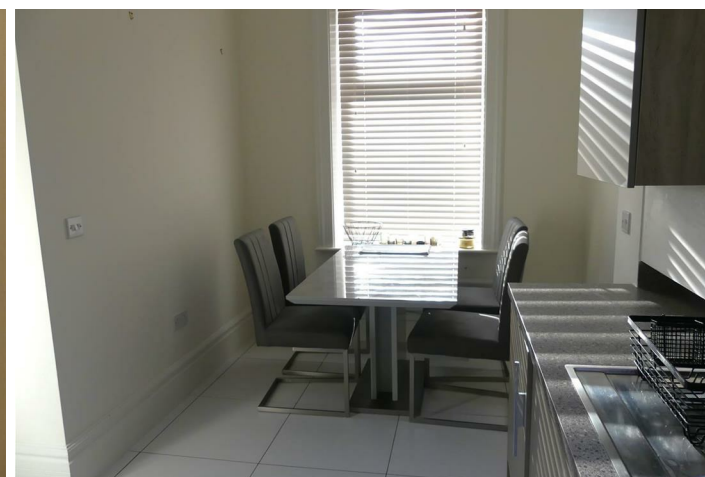
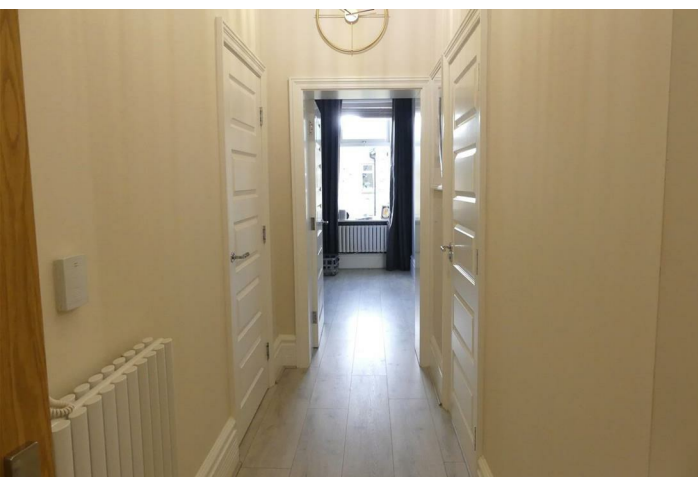
8' 10" x 5' 6"

Having a large walk in shower enclosure with rainfall shower, vanity unit with wash basin and low suite w.c. There is also a shaver point, useful storage cupboard, heated towel rail and recessed spotlights.

#### Bedroom Two

9' 4" x 5' 9"

Currently used as a home office, the second bedroom has a radiator and a window to the rear elevation.







### House Bathroom

7' 8" x 5' 4"

Fitted with a modern suite comprising a panelled bath with shower over and a glass shower screen, vanity unit with wash basin and a low suite w.c. There is also a heated towel rail, shaver point and useful storage cupboard.

### Parking

The apartment has one allocated car parking space.

### Council Tax

Leeds City Council Tax Band C.

### 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.

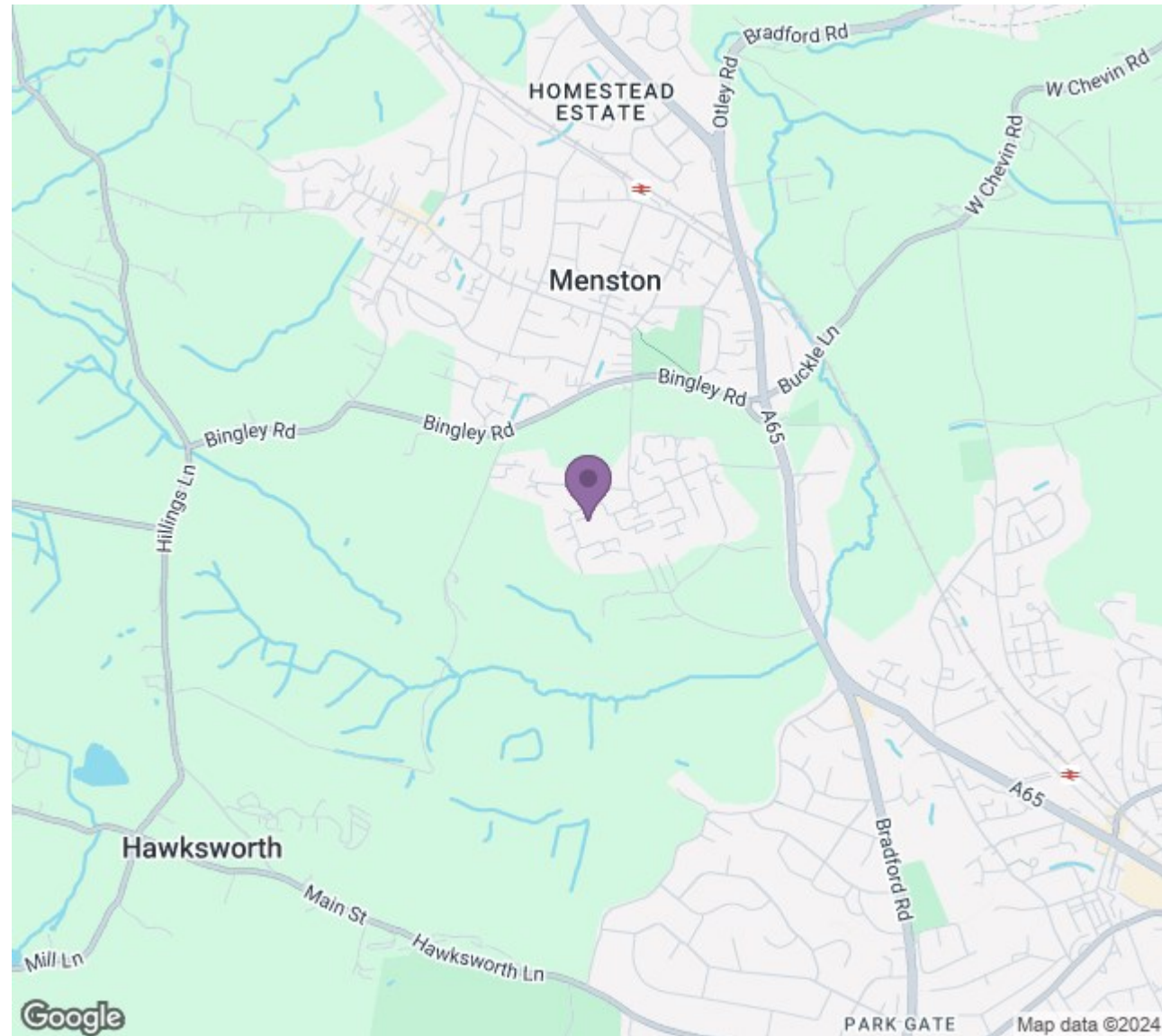
### Payments

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</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