



- Beautifully Renovated Characterful Cottage
- Two Bedrooms
- Open Plan Living Area with Modern Kitchen
- Modern Four Piece Bathroom Suite
- Underfloor Heating
- Two Covered Parking Spaces
- Patio Area to the Front
- Semi-Rural Setting
- EPC Rating: C

The Mistle Gill Lane, Yeadon, Leeds, LS19 7DG

A beautifully renovated characterful period cottage retaining many original features and providing well planned two bedroomed accommodation in a semi-rural setting. The property also benefits from having underfloor heating, a patio area to the front and two covered parking spaces. Unfurnished.

£1,150 PCM



This lovely characterful property, with air source underfloor heating, double glazing and approximate room sizes, comprises...

Open Plan Living Area & Kitchen

22' 9" x 18' 1"

The spacious living area has a vaulted ceiling with exposed beams and wood effect flooring with underfloor heating. The modern Shaker style kitchen is fitted with a range of dove grey base and wall units having wood effect work surfaces and composite sink unit with mixer tap. Appliances comprise an integrated electric oven with an induction hob and cooker hood over, dishwasher and washing machine and there is also space for a fridge freezer. There is also a cylinder cupboard which also provides additional storage. Stairs off the living area lead down to the lower ground floor.

Lower Ground Floor

Bedroom One

18' 2" x 9' 2"

Having laminate wooden flooring with underfloor heating and recessed spotlights.

Bedroom Two

12' 11" x 8' 8"

With laminate wooden flooring having underfloor heating, and recessed spotlights.

Bathroom

Fitted with a modern white suite comprising a panelled bath, shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin. Ceramic tiled floor and part tiled walls. There is also a heated towel rail, extractor fan, large mirror and an understairs cupboard.

Outside

There is a paved patio area to the front of the property.

Parking

There are two allocated covered car parking spaces.





Council Tax

Bradford Metropolitan District Council Tax Band D

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

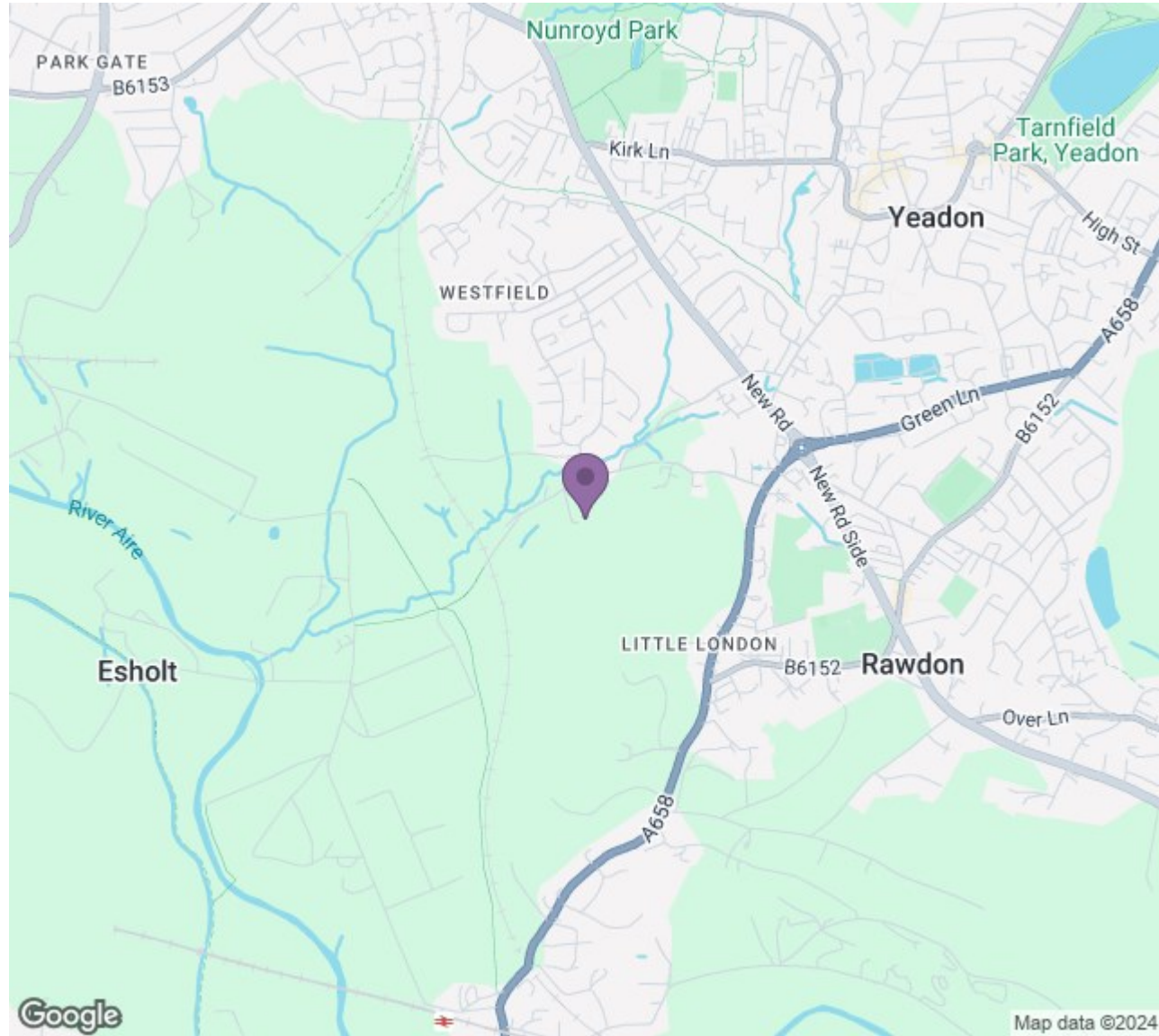
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		100
(92 plus) A		
(81-91) B	83	
(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