



- Modern House with Lawned Garden
- Entrance Porch
- Sitting Room
- Breakfast Kitchen
- Two Double Bedrooms
- Bathroom
- Single Garage
- EPC Rating: C
- Unfurnished

## 16 Coverley Garth, Yeadon, LS19 7WD

This well presented town house offers accommodation briefly comprising an entrance, sitting room, dining kitchen, two double bedrooms and bathroom. There is also a lawned garden to the rear and the property has the benefit of a single garage. Unfurnished.

**£950 PCM**





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

#### **Entrance**

With vinyl flooring.

#### **Sitting Room**

17' 6" max x 11' 0" max

Having an ornamental fireplace, two radiators, small understairs cupboard, television point and a window to the front elevation.

#### **Breakfast Kitchen**

11' 0" x 8' 9"

Fitted with a range of wood effect base and wall units having complementary work surfaces, stainless steel sink unit with mixer tap and cream splash backs. There is an electric oven with gas hob and plumbing for a washing machine, along with a boiler, radiator, telephone point and an extractor fan. There is a window to the rear and a door leading out to the rear garden.

#### **First Floor**

##### **Bedroom One**

11' 0" x 10' 0"

With a radiator and a window to the front elevation.

##### **Bathroom**

Fitted with a modern white suite comprising a panelled bath with thermostatic shower over and a glass shower screen, low suite w.c. and a pedestal wash basin. There is also an extractor fan, heated towel rail and tile effect vinyl.

##### **Bedroom Two**

11' 0" x 8' 6"

A second double bedroom with a radiator and a window to the rear elevation.

##### **Garden**

There is a lawned garden to the rear of the property.

##### **Garage**

Set just away from the house is a single garage with up and over door.





### **Council Tax**

Leeds City Council Tax Band C.

### **Agent Notes**

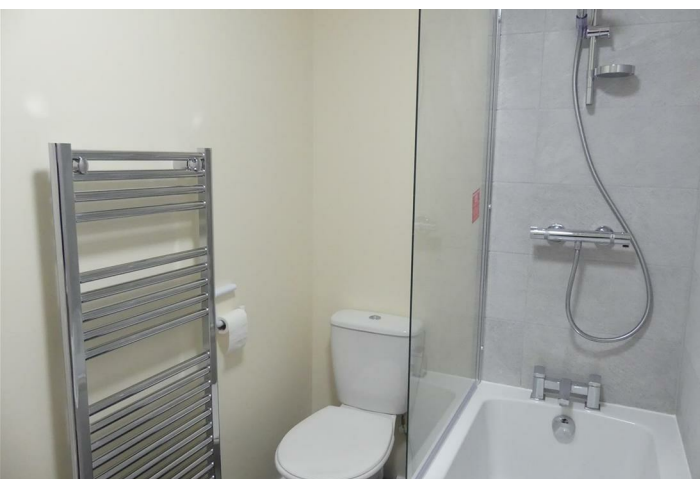
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

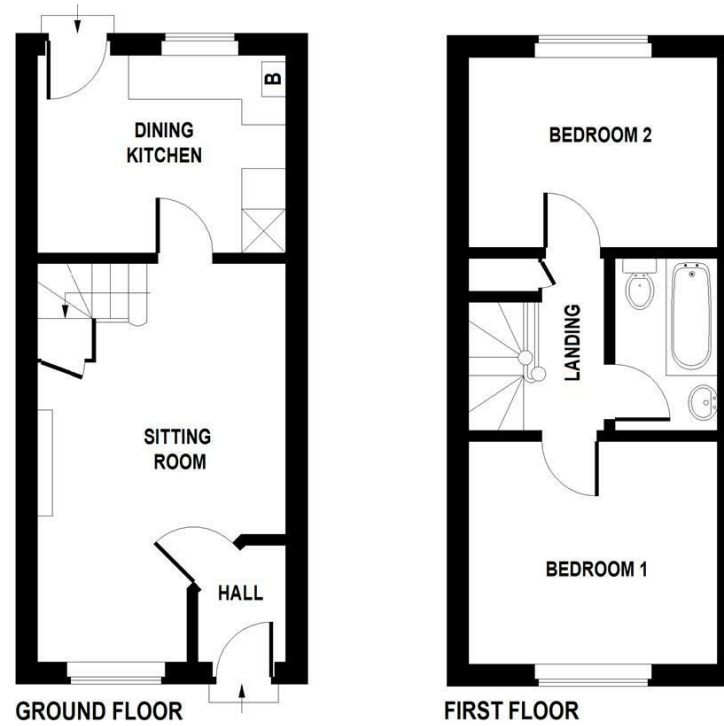
### **Payments**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### 16 COVERLEY GARTH

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 846730)

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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 are 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