



- Stylish First Floor Apartment
- Two Bedrooms
- Spacious Sitting Room
- Well Equipped Kitchen
- Beautiful Bathroom
- En-Suite Shower Room to Master Bedroom
- Allocated Parking Space
- EPC Rating: D
- Well Maintained Communal Grounds

10 Litton Court, 2 Jackson Walk, Menston, LS29 6BS

A beautifully presented and stylish first floor apartment located on the edge of this popular development. This smart two bedroomed property has an open outlook to the front and allocated parking space to the rear. Unfurnished. EPC Rating: D



£980 PCM



The apartment, with electric heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

Shared with just three other apartments the entrance has stairs to the first floor.

FIRST FLOOR

ENTRANCE HALL

Having an entry phone, radiator, storage cupboard and additional cupboard.

SITTING ROOM

21'6" x 12'4"

This lovely light room has an open aspect from the two large sash windows to the front elevation, carpet, wall lights, two radiators and a television point.

Open to:

KITCHEN

9'0" x 8'7"

The well equipped kitchen is fitted with a range of cream base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring ceramic hob, stainless steel cooker hood, fridge freezer, washing machine and dishwasher. Recessed lighting and vinyl flooring.

MASTER BEDROOM

19'4" x 10'7"

Having a large fitted wardrobe, radiator and large window to the side elevation.





EN-SUITE SHOWER ROOM

Fitted with a modern suite comprising a large shower enclosure, pedestal wash basin and low suite w.c. Mirror fronted cabinet, mirror with light, radiator, recessed lighting and part tiled walls and vinyl flooring.

BEDROOM TWO

11'9" x 10'11"

Having a mirrored wardrobe, wall lights, radiator and large sash window to the rear elevation.

BATHROOM

10'7" x 4'7"

The modern bathroom is fitted with a suite comprising a panelled bath with mixer shower and glass screen, pedestal wash basin and low suite w.c. Mirrored cabinet, mirror with light, radiator, recessed lighting, part tiled walls and newly fitted vinyl flooring.

OUTSIDE

The property is set within well maintained communal grounds.

PARKING

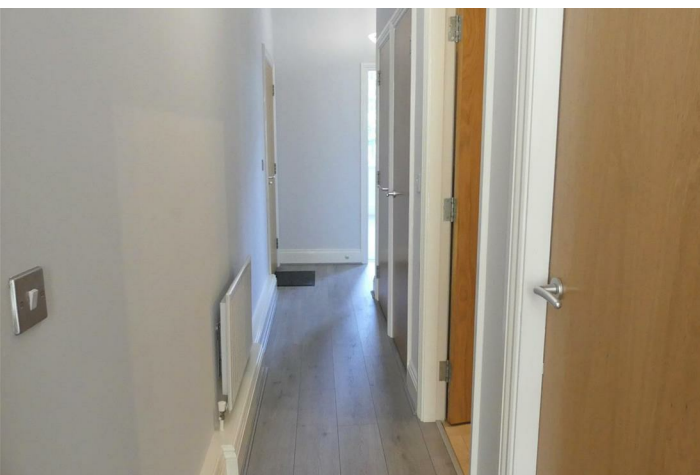
The apartment has one allocated car parking space to the rear.

COUNCIL TAX

Leeds City Council Tax - Band C.

PLEASE NOTE

Please note that this property does not accept pets.





AGENTS NOTES

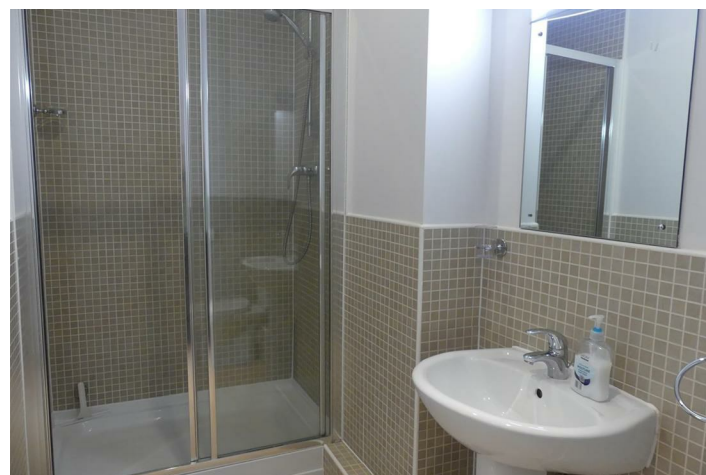
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated, in this instance the initial term would be for TWELVE months. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are 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

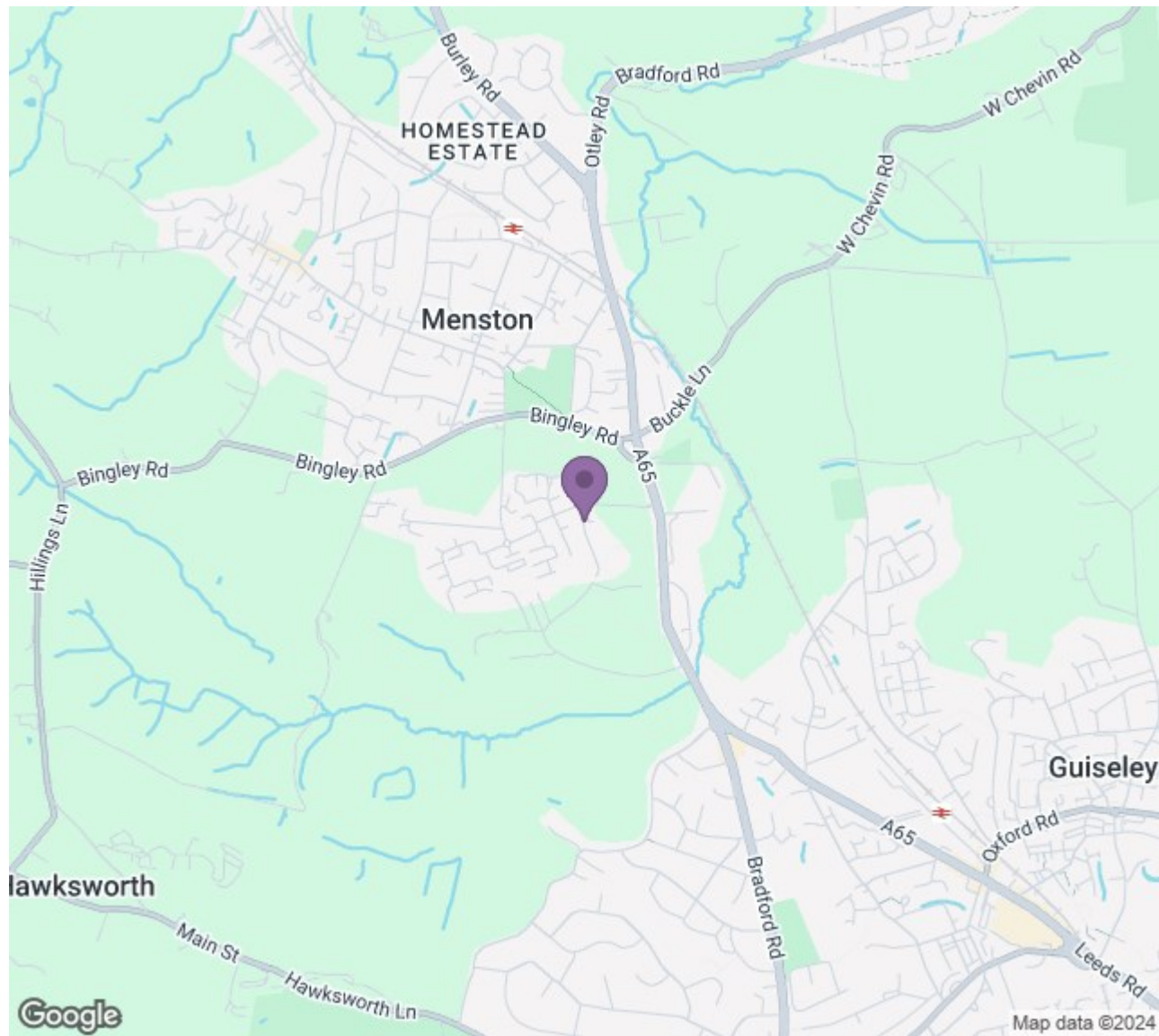
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following 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) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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