



- Two bedroom ground floor apartment
- Furnished
- Views of the Leeds-Liverpool Canal
- Lovely walks and cycle routes nearby
- Close to excellent transport links
- Allocated parking space
- Secure communal bike store
- Council tax band B
- EPC rating C79

Narrowboat Wharf, Rodley, Leeds

A beautifully presented, two bedroom ground floor, furnished apartment with lovely views of the Leeds - Liverpool canal and Rodley cricket field.

The property benefits from allocated parking, bike store and comprises, entrance hall, living room/kitchen, two bedroom and bathroom.

£850 PCM



Communal entrance

Private entrance hall

With two large store cupboards, central heating radiator and intercom.

Living room/kitchen

19'2" x 11'3"

Living area (3.55m x 3.43m) - With central heating radiator, UPVC double glazed windows overlooking the canal and communal grounds.

Kitchen area (3.43m x 2.26m) - With a range of wall mounted cupboards, base units and drawers, fridge/freezer, dishwasher, washer/dryer, electric oven, gas hob, extractor fan, central heating radiator and UPVC window overlooking the canal.

Bedroom one

12'9" x 9'6"

With fitted wardrobes, gas central heating and UPVC double glazed window.

Bedroom two

10'2" x 6'11"

With UPVC double glazed window and central heating radiator.

Bathroom

8'1" x 5'6"

With bath, shower cubicle, WC, basin, heated towel rail and extractor fan.

Outside

To the front of the property is an allocated parking space, ample visitor parking and pleasant communal grounds.

There is also a secure communal bike store.





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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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 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