



- Ground Floor Apartment
- Open Plan Living Room
- Well Equipped Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Modern Bathroom
- One Car Parking Space
- EPC Rating: C
- Available Now

2 Arkendale Court Melbeck Close, Menston, LS29 6RS

This spacious ground floor apartment has an open plan living area with well-equipped kitchen, master bedroom with en-suite shower room, second double bedroom, modern bathroom and an allocated car parking space. The property is set within well maintained grounds and is within walking distance of the train station with direct links to Leeds and Bradford. Unfurnished.

£1,095 PCM



This smartly presented apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

GROUND FLOOR

COMMUNAL ENTRANCE

The communal entrance is shared by just four apartments.

ENTRANCE HALL

15'9" x 3'5"

With entry phone, radiator, a cupboard housing the boiler and an additional storage cupboard.

OPEN PLAN LIVING AREA & KITCHEN

SITTING ROOM AREA

18'5" x 8'7"

A lovely light living room having two large windows, television and telephone points and two radiators.

KITCHEN AREA

13'6" x 6'6"

The well-equipped kitchen is fitted with a range of modern base and wall units having complementary work surfaces and a stainless sink unit. Integrated appliances comprise an electric oven, gas hob with cooker hood over, fridge freezer, dishwasher, washer dryer and microwave. Recessed spotlights and tiled floor.

MASTER BEDROOM

10'0" x 9'4"

Double bedroom with television and telephone points, radiator and a large window.

EN-SUITE SHOWER ROOM

6'9" x 5'1"

Fitted with a white suite comprising large shower enclosure with rainfall shower and glass screen, vanity unit with basin and low suite w.c. There is also a large heated towel rail, shaver point and mirror. Tiled floor and part tiled walls.

BEDROOM TWO

11'4" x 9'0"

Another double bedroom having a radiator, ceiling cornice and large window.

BATHROOM

7'4" x 7'2"

The modern bathroom is fitted with a white suite comprising a panelled bath with extendable shower attachment plus a rainfall shower over, wall-mounted vanity unit with basin and wall-mounted w.c. There are also two large heated towel rails, a shaver point, mirror and recessed lighting. Vinyl flooring and part tiled walls.





OUTSIDE

The property is set within well-maintained communal grounds.

PARKING

The apartment has an allocated parking space for one car.

COUNCIL TAX

Leeds City Council Tax Band C.

PLEASE NOTE

Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

PETS

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 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.

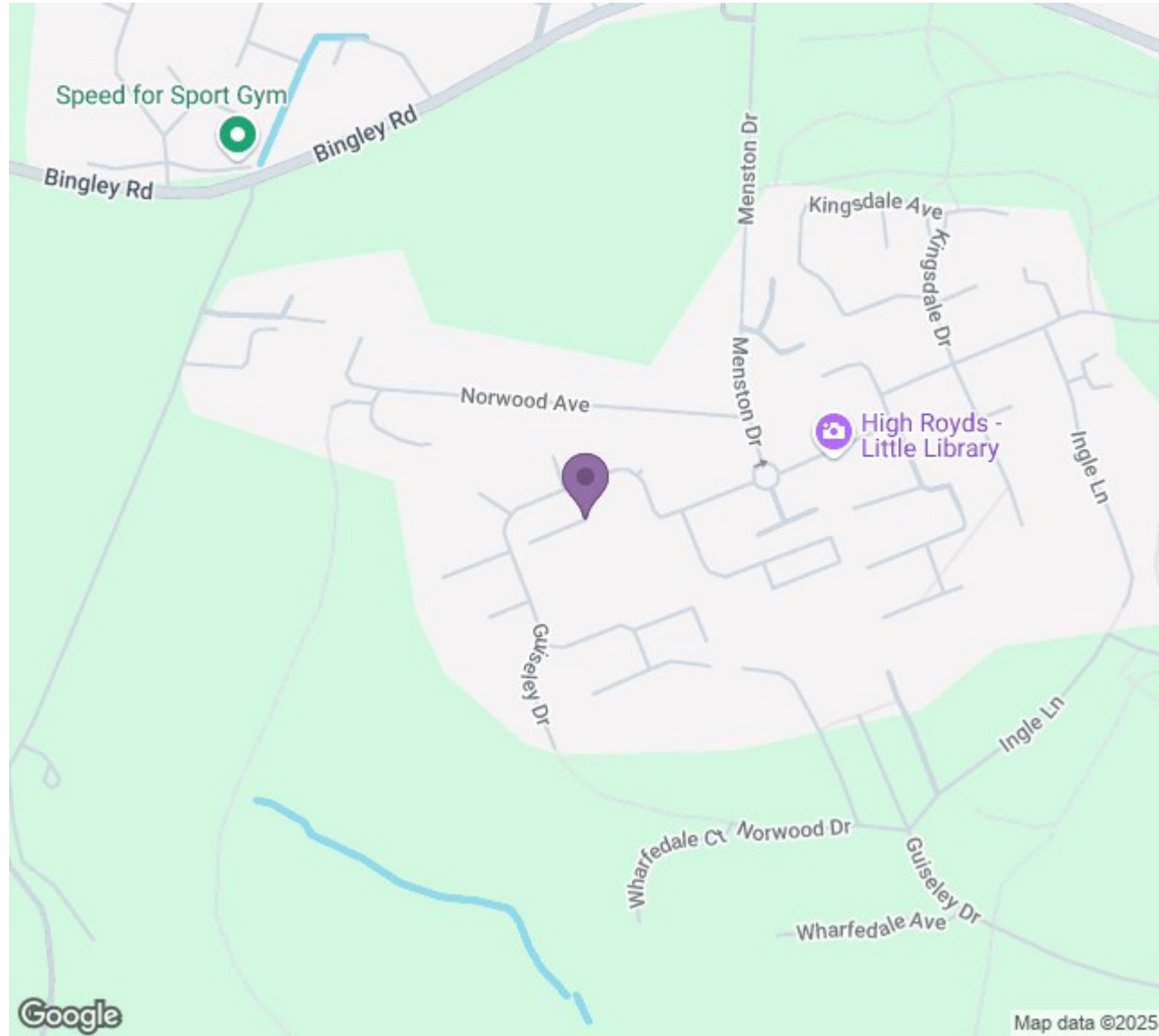
RENTAL PROCEDURE

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) A		
(81-91) B		
(69-80) C	71	71
(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