



- Modern First Floor Apartment
- Two Bedrooms
- Open Plan Living Area and Kitchen
- Juliet Balcony
- Bathroom
- Off Street Parking
- EPC Rating C
- Unfurnished

## Flat 4 Davy House, 14 Chevin Fold, Otley, LS21 1RB

This first floor apartment is located in a quiet corner of this development and is conveniently just a short stroll from the heart of Otley, with it's market and array of local amenities. The property briefly comprises an entrance hall, open plan living area and kitchen with Juliet balcony, two bedrooms and bathroom. Off street parking to the front. Unfurnished.

**£750 PCM**





The property, with new electric heaters, double glazing and approximate room sizes comprises...

### Ground Floor

#### Communal Entrance

With stairs to the upper floors.

#### First Floor

#### Entrance Hall

11'11" x 4'2" max

The welcoming entrance has an entry phone, storage cupboard housing the hot water tank and an electric heater.

#### Open Plan Living Room

20'3" x 9'8" (+ bay) overall

Comprising:

#### Kitchen

10'7" x 8'1"

Fitted with a range of base and wall units having complementary work surfaces with tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring hob and a cooker hood over. There is space for a fridge freezer and plumbing for a washing machine. Wood effect vinyl flooring, recessed spot lights and two windows to the rear elevation.

#### Sitting Room

12'11" into bay x 12'0"

A lovely room having French doors opening to an Italian balcony to the rear, television point, telephone point and an electric heater.

#### Bedroom One

13'2" x 11'3" into bay

A good sized double bedroom having a window to the front elevation and an electric heater.

#### Bedroom Two

8'9" x 6'9"

A good sized single bedroom or home office having a window to the front elevation and an electric heater.

#### Bathroom

7'11" x 5'3"

Fitted with a white suite comprising a panelled bath with mixer shower over, pedestal wash basin and low suite w.c. There is also a mirrored cabinet, shaver point, extractor fan, recessed spot lights, vinyl flooring and a window to the side elevation.





### Parking

There is off street parking to the front of the property,

### Council Tax

Leeds City Council Tax Band B.

### 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.

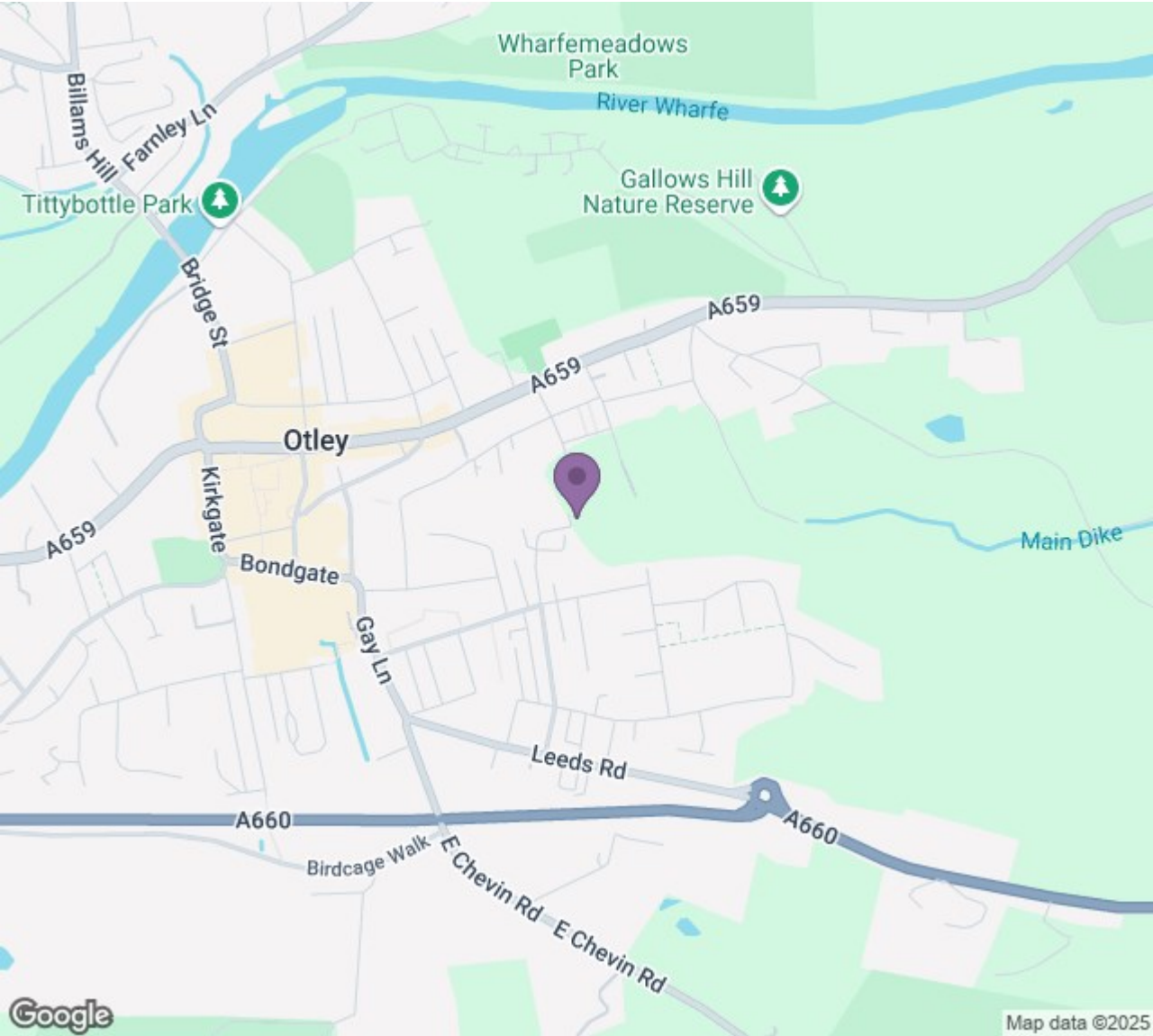
### Payments

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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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