



- Second Floor Apartment
- Two Bedrooms with Fitted Wardrobes
- Open Plan Living Room & Kitchen
- Juliet Balcony
- Close to Excellent Transport Links
- Water Rates Included in the Rent
- Gated Development with Parking
- EPC Rating: E
- Available Now

## Grange Park Mews, Dib Lane, Leeds

A newly decorated second floor apartment with open plan living space and parking within this gated development. The property benefits from UPVC double glazing and briefly comprises an entrance hall, open plan living room / kitchen with appliances, master bedroom with fitted wardrobes and Juliet balcony, further bedroom with fitted wardrobes and newly fitted bathroom.

**£850 PCM**





### ENTRANCE HALL

With electric storage heater and cylinder cupboard.

### OPEN PLAN LIVING ROOM

22'10" x 12'1" overall

Comprising:

### LIVING AREA

With UPVC double glazed window to the front of the property, cornice, electric storage heater and useful store cupboard.

### KITCHEN AREA

Fitted with a range of base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit. Appliances comprise an integrated electric oven, hob, cooker hood, fridge freezer and washing machine.

### BEDROOM ONE

10'4" x 8'3"

With UPVC double glazed French doors and a Juliet balcony to the rear of the property, electric heater and fitted wardrobes.

### BEDROOM TWO

13'5" x 6'6"

With UPVC double glazed window to the front of the property, electric heater and fitted wardrobes.

### BATHROOM

6'5" x 5'9"

The newly fitted bathroom is fitted with a white suite comprising a panelled bath with electric shower over, low suite w.c. and vanity unit with wash basin. There is also a heated towel rail and a mirror fronted cabinet.

### OUTSIDE

The property is approached via electric vehicle gates, leading to a good sized car park.

**Water Rates are Included within the monthly rent.**

### COUNCIL TAX

Leeds City Council Tax Band A

### Please Note

No pets or smoking permitted at this property.





### 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.

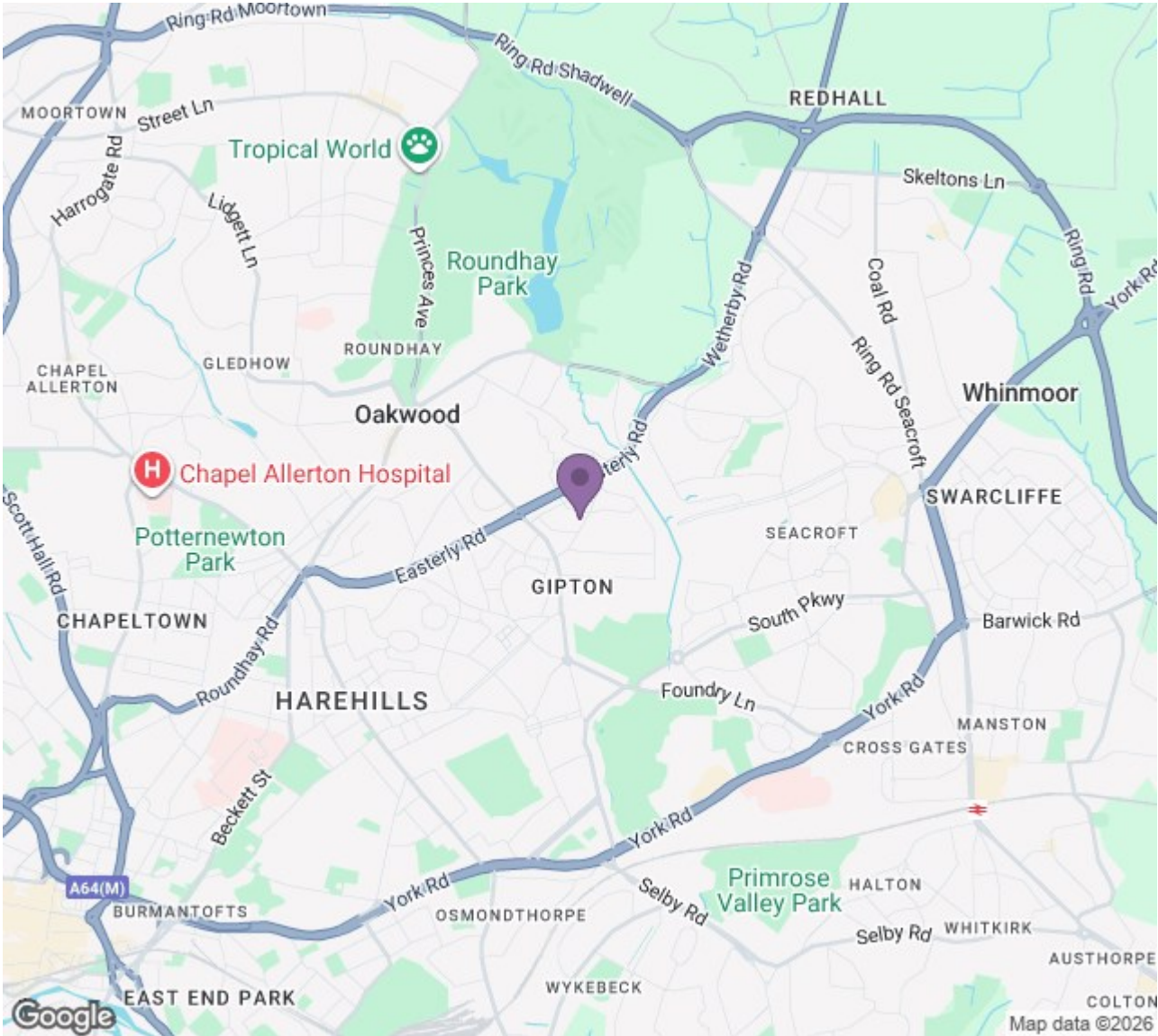
### PAYMENTS

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) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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 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