WHITAKER CADRE LETTING SPECIALISTS







- First Floor Apartment with Lift Access
- Fully Furnished
- Two Bedrooms
- Open Plan Living Room & Kitchen
- Bathroom
- Entrance Hall
- Allocated Car Parking Space
- EPC Rating: C
- Available early January

Apartment 6, Woodlands Mill, Mulberry Lane, Steeton, BD20 6PP

£850 PCM

This lovely furnished apartment is located within walking distance of the train station and offers accommodation briefly comprising an entrance hall with cloaks cupboard, open plan living room and well equipped kitchen, two bedrooms and bathroom. There is also an allocated car parking space. Fully Furnished. Available early January.







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

Ground Floor

Communal Entrance
With stairs and a lift to the upper floors.

First Floor

Entrance Hall
11'3" x 3'10" min
With entryphone, telephone point and electric heater. There is also a useful cloaks cupboard and a separate cupboard housing the hot water tank.

Sitting Room
13'1" x 9'6" + door recess
Having an inset contemporary electric fire, electric heater, television and telephone points and two large windows to the rear elevation.
Open to:

Kitchen
9'6" x 7'2"
Fitted with a range of wood effect base and wall units having complementary work surfaces, stainless steel sink unit and tiled splash backs. Appliances comprise an integrated electric oven, four ring electric hob with cooker hood over, fridge freezer and washer dryer. Vinyl floor tiles.

Bedroom
9'9" x 7'10"
Having an electric heater and large window to the rear elevation.

Bedroom
9'8" + door recess x 9'4"
Having an electric heater, telephone point and large window to the rear elevation.

Bathroom
6'4" x 5'9"
Fitted with a white suite comprising a panelled bath with shower over and a glazed screen, low suite w.c. and a pedestal basin. There is also a heated towel rail, shaver point and vinyl floor tiles.







Parking
The property comes with an allocated car parking space.

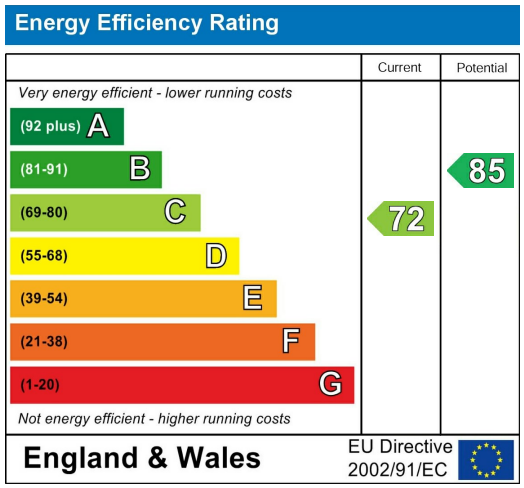
Please Note
This development does not permit pets.

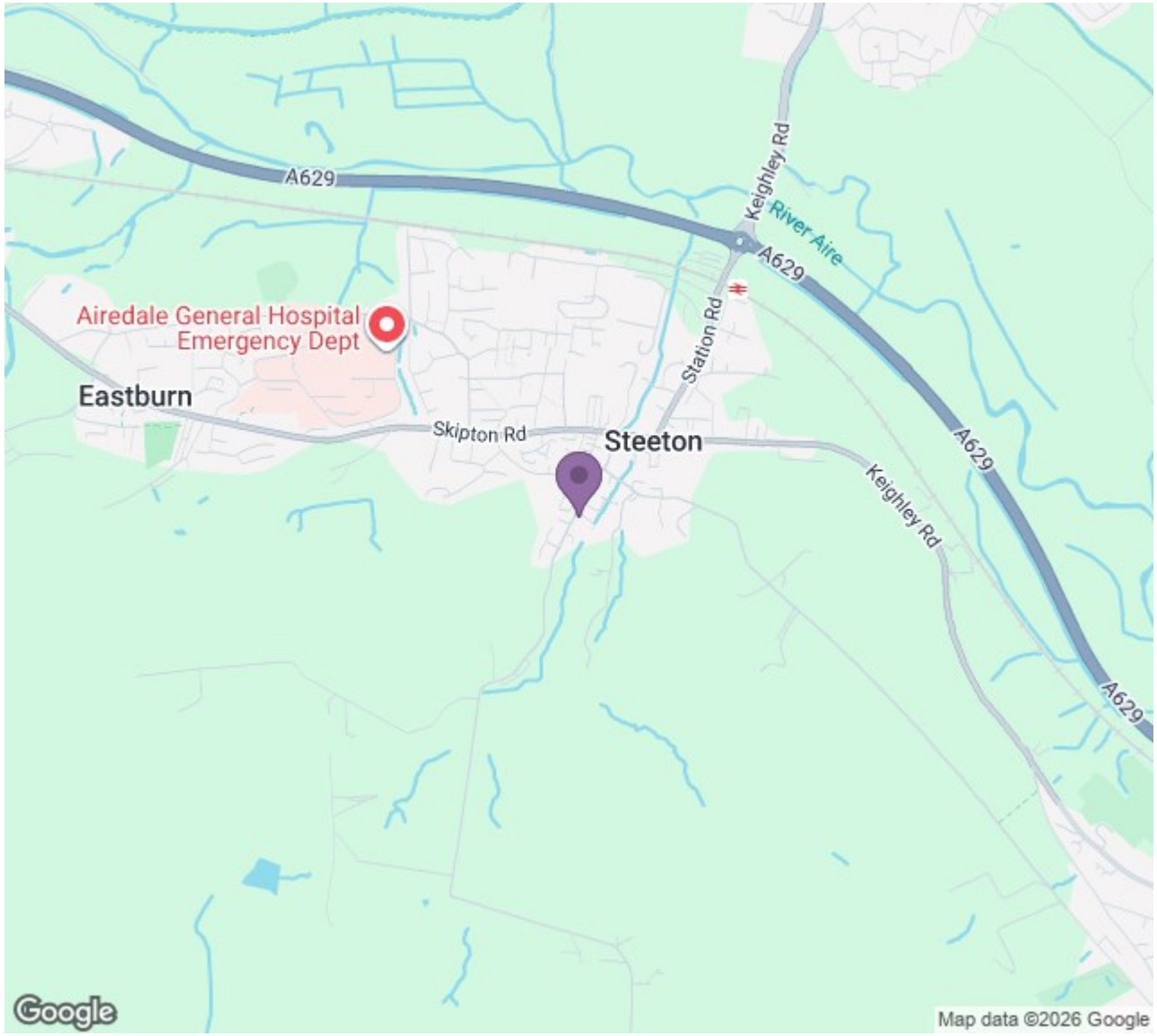
Council Tax
Bradford Metropolitan District Council Tax Band B.

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.





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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