



Holt Avenue

Off Church Lane, Leeds

LS16

Rent £2,250
Deposit £2,596

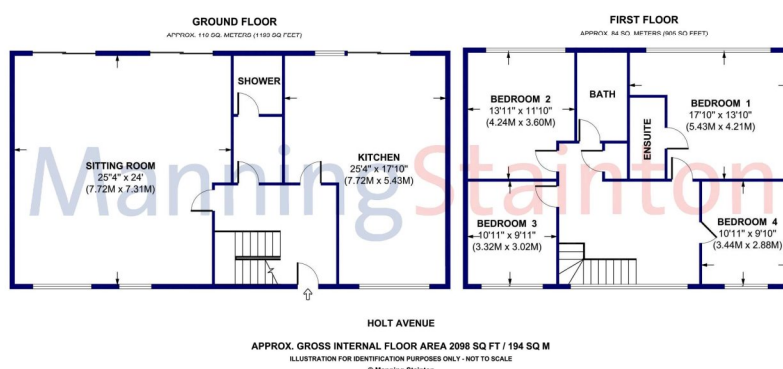
ManningStainton

helping people move

Available to let early October is this fantastic extended detached, family home offering flexible and spacious accommodation for the growing family. The property is situated in this much favoured cul-de-sac just off Church Lane and occupies a substantial and very private plot in a corner. The property which is light and airy throughout comprises; large reception hall, downstairs bathroom, utility room, family/lounge incorporating stone built 'bar' and two sets of patio doors out to the easily maintained garden, open plan kitchen/lounge and to the first floor a large landing with study area, master bedroom with ensuite bathroom plus three further double bedrooms and house bathroom.

There is a double garage, large driveway with parking for several additional vehicles and gardens to front, side and rear.

Adel is one of the most sought after North Leeds residential areas having its own immediate facilities offering a variety of shops and restaurants. There are schools for all ages in the area along with supermarkets and leisure facilities. Adel has good vehicular access to the cosmopolitan amenities of Headingley and in the other direction Otley Road heads towards Otley, Ilkley and the Yorkshire Dales.



Viewing

By appointment only through our North Leeds Lettings branch available Monday – Friday 9.00 – 5.30 (apart from Wednesday 9.45 – 5.30) and Saturday 9-12

Application Procedure

The property is offered subject to a formal tenancy agreement and satisfactory references. All tenants are required to pay rent in advance and a dilapidations deposit.

Holding Deposit

If your application is provisionally accepted, we will take a holding deposit to reserve a property whilst reference checks and preparation for a tenancy agreement are performed. A further letter of explanation confirming the terms and conditions regarding this payment and your legal rights will be provided to you before your money is taken.

Pets

Any pets agreed will be at the discretion of the Landlord. Should it be agreed the charge will be added to the monthly rent and detailed within the tenancy agreement. The additional charge to the monthly rent is £15 per pet per calendar month up to a maximum of £30 per calendar month.

