



Shadwell Park Avenue

Shadwell

LS17

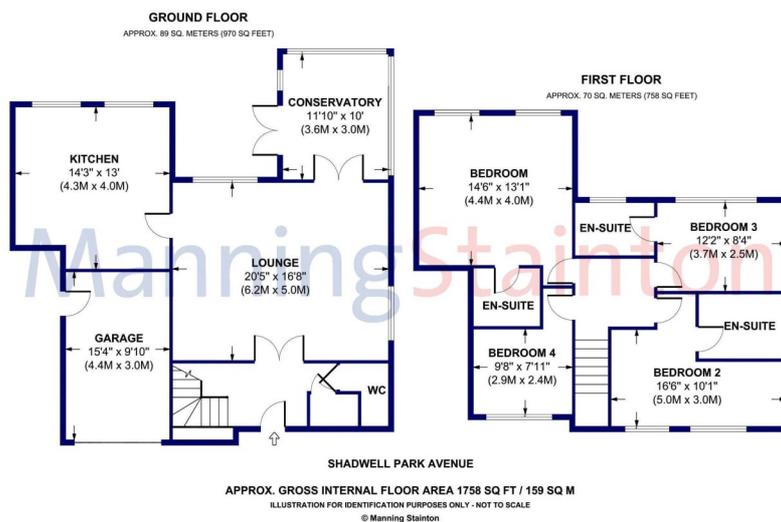
Rent £3,000  
Deposit £3,461

**ManningStainton**

*helping people move*

We are delighted to offer for rent this re-configured four bedroom detached house in Shadwell. The property has been beautifully refurbished throughout, ideal for a large family.

The accommodation briefly comprises, to the ground floor: entrance hallway, guest WC, lounge, dining kitchen and conservatory. To the first floor: landing, three double bedrooms with en-suite's and a fourth double bedroom. Externally, there are newly laid lawned gardens to the front and rear, with driveway providing ample off street parking and a garage.



### 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.

