



## **1 Whitehall Croft Leeds**



## **1 Bedroom Apartment £650 Per Month**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 1 Whitehall Croft, Wortley, Leeds, West Yorkshire, LS12 5NJ

## GROUND FLOOR:

### Communal Entrance:

Intercom system

### Entrance Hallway:



Good size storage cupboard, electric panel heating radiator

### Living Room:



Double glazed bay window to the front elevation, recently fitted grey carpets, intercom access system, television point, wall mounted electric heater, double doors through to hallway

### Fitted Kitchen

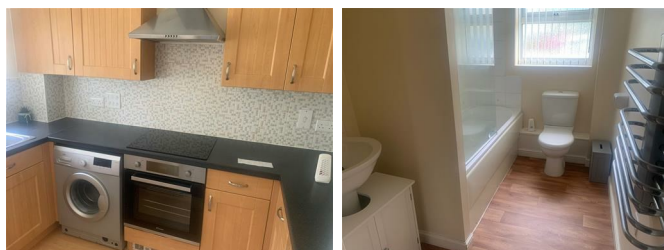
Double glazed window to the front elevation, a modern range of fitted wall, drawer & base units, complimentary work surfaces, built under electric oven / grill, recently fitted four ring electric hob, extractor hood, an inset stainless steel sink and drainer, plumbing for a washing machine, plinth heater, space for a fridge / freezer, laminated flooring

### Bedroom One:



Two double glazed windows to the rear elevation, a large built in double door wardrobe / storage area, wall mounted electric heater, grey carpet

### Bathroom / WC:



A modern white suite comprising of a panelled bath with an electric shower above and a glazed side screen, pedestal wash basin, low flush WC, modern chrome electric radiator / towel warmer, extractor fan

## TO THE OUTSIDE:



### Parking Space:

This property has a dedicated parking area and access to visitor parking spaces

### Communal Gardens

Communal maintained gardens surround the property

### EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9667-0007-8204-7359-2200>

### Permitted Payment (S):

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

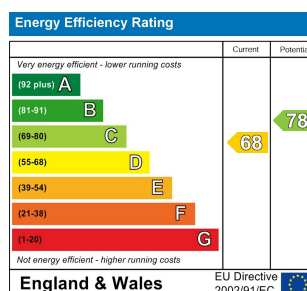
- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.



## Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)

