



53 Congress Mount

Armley, Leeds, LS12 3DU

£1,100 Per Month



* NEW TO LET - MUST BE SEEN . - READY TO MOVE INTO FROM THE 25TH JUNE * FURNISHED *

* THREE BEDROOMS ** GOOD SIZED ROOMS ** FITTED KITCHEN ** BATHROOM WITH THREE PIECE SUIT * YARD TO THE REAR ** CLOSE TO LEEDS CITY CENTRE
* BOND £1,269.00

Briefly throughout the property comprises of a LIVING ROOM with a sofa, table and chairs and a coffee table. GOOD SIZED DINING KITCHEN with a range of wall, drawer and base units, BUILT IN OVEN, WASHING MACHINE AND FRIDGE FREEZER. THREE BEDROOMS, bedroom one has a bed and a wardrobe, bedroom two has a double bed, and bedroom three has a single bed. There is a fitted BATH ROOM / WC WITH A SHOWER OVER THE BATH. Externally there is an ENCLOSED GARDEN AREA to the rear with artificial lawn.

The property is ideally located for ease of access to Leeds City Centre. Local amenities, Armley Leisure Centre, parks, Kirkstall Valley leisure and retail park, cinemas, a gym, restaurants and bars are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office.

EPC Rating: C. Council Tax Band: A



Entrance Hallway:

Living Room:

Dining Kitchen:

First Floor:

Bathroom / W.C:

Bedroom One:

Bedroom Two:

Bedroom Three:

Garden To The Front and Yard To The Rear:

Permitted Payments (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

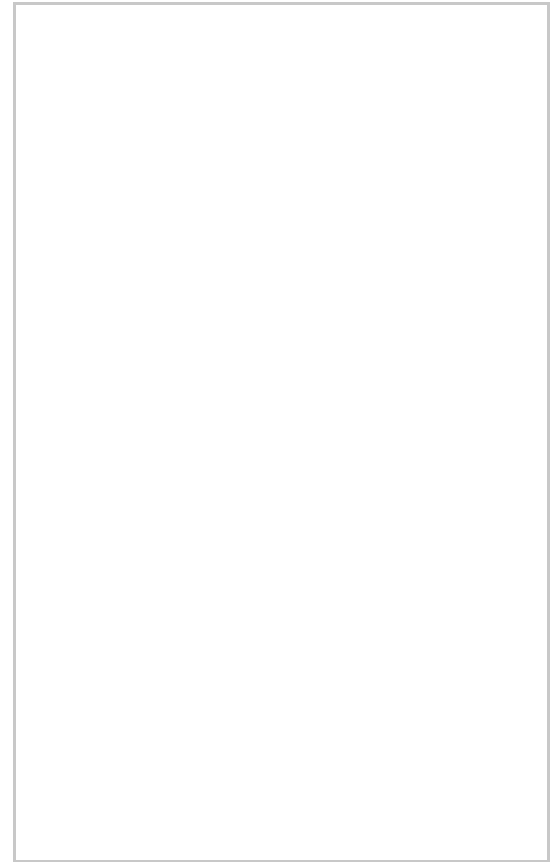
Other permitted payments may include:

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

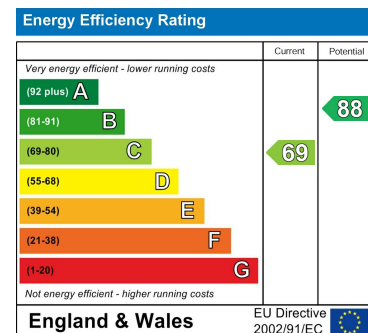
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.