



£695 Per Month

8 Steel Green, New Farnley, Leeds, West Yorkshire, LS12 6JA

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\* AVAILABLE FROM END OF JULY 2024 \* INITIAL 12 MONTH TENANCY \* UNFURNISHED \* TWO BEDROOM FIRST FLOOR APARTMENT \* DOUBLE GLAZING \* GAS CENTRAL HEATING \* DEDICATED PARKING \* FITTED WARDROBES TO MASTER BEDROOM \* REQUIRED BOND £795.00 \*

This TWO BEDROOM FIRST FLOOR APARTMENT situated within easy access to Leeds City Centre and West Yorkshire Motorway Links. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, FITTED WARDROBES TO MASTER BEDROOM, Modern Fitted Kitchen and Bathroom, a DEDICATED PARKING SPACE, COMMUNAL GARDENS and KITCHEN WHITE GOODS.

Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits and potential that the property has to offer. To arrange a viewing contact our office on 0113 2311 033 or sales@kathwells.com. BOND £795.00.

EPC Rating: B

Council Tax Band: B

## Communal Entrance:

## Entrance Hallway:

## Open Plan Living Room / Fitted Kitchen:

18'06" x 17'00" (5.64 x 5.18)

## Fitted Kitchen

## Bedroom One:

12'10" x 9'10" (3.91 x 3.00)

## Bedroom Two:

9'10" x 9'06" (3.00 x 2.90)

## Bathroom / WC:

7'03" x 7'01" (2.21 x 2.16)

## TO THE OUTSIDE:

## Parking:

## Gardens:

## 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 damage

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

From our Wortley office proceed down Lower Wortley Road to the traffic lights, continue across into Branch Road, at the traffic lights continue across into the new development onto Dunlop Avenue where the apartment block 8 Steel Green can be found signified by our To Let Sign.

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
181-81	B	83	83
89-80	C		
55-44	D		
29-54	E		
13-38	F		
1-12	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC