



7 Bluehill Lane

Wortley, Leeds, LS12 4WD

£775 Per Month



*** TO LET ** AVAILABLE LATE JULY ** PARKING SPACE ** INTEGRAL KITCHEN APPLIANCES ** TWO DOUBLE BEDROOMS ** FOUR PIECE BATHROOM SUITE ** COMMUNAL GARDENS ** INTERCOM ACCESS ** SECURITY BOND £880.00 ***

A WELL PRESENTED GROUND FLOOR APARTMENT with PRIVATE PARKING set within a modern development amidst similar style property. Briefly throughout the property comprises of a COMMUNAL ENTRANCE HALLWAY with intercom access, a private HALLWAY with laminated flooring, a good sized OPEN PLAN AREA with a SITTING AREA, space for a dining table and a well appointed FITTED KITCHEN with some INTEGRAL APPLIANCES and an ample range of modern cabinets, TWO good sized DOUBLE BEDROOMS and a BATHROOM / WC with a white suite (BATH & SEPARATE SHOWER CUBICLE).

Externally the property is set within WELL MAINTAINED COMMUNAL GARDENS and benefits from having ALLOCATED PARKING and use of VISITOR PARKING SPACES. Local amenities are within walking distance. Leeds City Centre and the Outer Ring Road are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office.

EPC Rating: C
Council Tax: A



COMMUNAL ENTRANCE:

A communal entrance hallway, intercom access

Entrance Hallway:

Central heating radiator, Intercom entry system

Open Plan Living Area:

Living Room, Fitted Kitchen, Dining Area

Living Room:

Double glazed window, central heating radiator, television and telephone points with connections for Sky

Fitted Kitchen:

Double glazed window, fitted wall, drawer and base units, complimentary work surfaces, breakfast bar, built under electric oven / grill, four ring electric hob, extractor hood, an inset stainless steel sink and drainer, integrated automatic washing machine / dryer, space for a fridge / freezer

Bedroom One:

Bedroom Two:

4 Piece Bathroom / WC:

A modern white suite comprising of a panelled bath, a shower cubicle with a plumbed shower and glazed doors, pedestal wash basin, low flush WC

TO THE OUTSIDE:

Shared Communal Gardens:

The property is surrounded by communal gardens with grassed areas and planted beds containing a variety of ornamental shrubs

Private Parking Space:

Dedicated parking space and use of visitor parking areas

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8323-7429-4420-1976-8996>

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

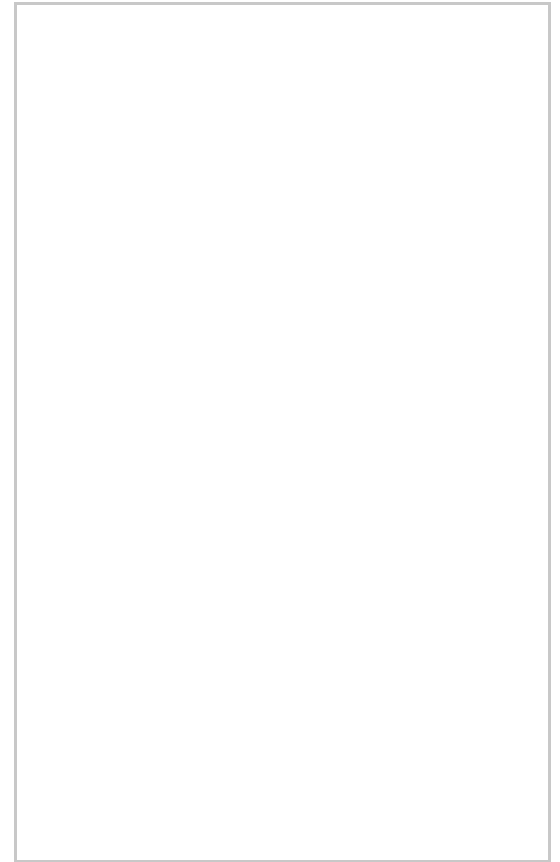
Other permitted payments may include:

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

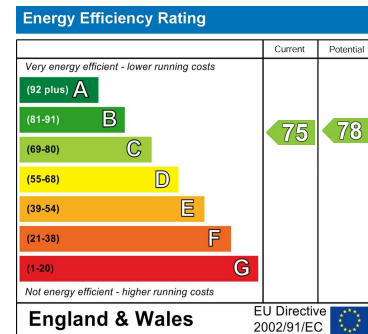
Area Map



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.