



4 Steel Green

New Farnley, Leeds, LS12 6JA

£795 Per Month



* 12 MONTH CONTRACT - TO LET * AVAILABLE FROM MID AUGUST ** FURNISHED ** TWO BEDROOM GROUND FLOOR APARTMENT ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** DEDICATED PARKING ** FITTED WARDROBES TO MASTER BEDROOM ** COMMUNAL GARDENS ** COMMUNAL ENTRANCE ** BOND £720 ** MUST BE VIEWED!! *

AVAILABLE MID AUGUST this FURNISHED TWO BEDROOM GROUND 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, WHITE GOODS, SOFA, BEDS and other ITEMS OF FURNITURE. 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. REQUIRED BOND: £915.00 EPC Rating C. COUNCIL TAX: B



Communal Hallway:

Entrance Hallway:

Open Plan Living Room / Fitted Kitchen: 20'03" x 16'04"
(6.17 x 4.98)

Living Room:

Fitted Kitchen:

Bedroom One: 10'07" x 10'03" (3.23 x 3.12)

Bedroom Two: 9'03" x 8'05" (2.82 x 2.57)

Bathroom / WC: 4'03" x 4'11" (1.30 x 1.50)

To The Outside:

Parking:

Communal 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 damages.

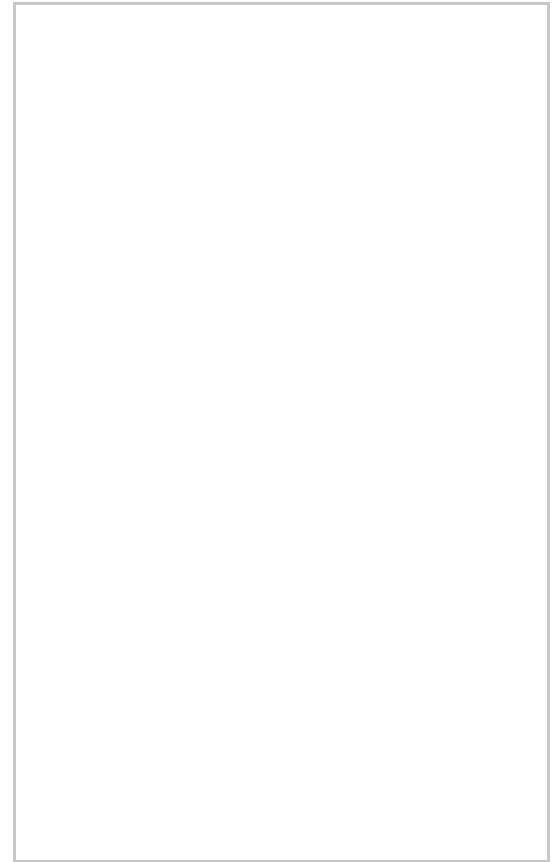
EPC: C

Council Tax: B

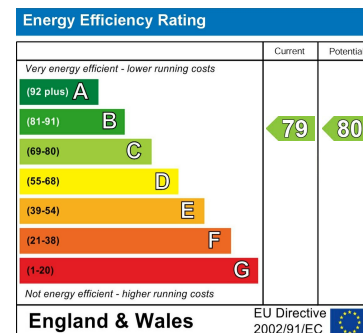
Area Map



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.