



33 Waveney Road

Wortley, Leeds, LS12 4EY

£950 Per Month



*** TO LET ** UNFURNISHED** REQUIRED BOND £1095.00 ** DOUBLE GLAZING ** CENTRAL HEATING** GARDENS TO THE FRONT AND REAR ** OFF STREET PARKING ** DRIVEWAY ** POPULAR LOCATION ***

An UNFURNISHED THREE BEDROOM SEMI DETACHED situated in a very popular residential area of Wortley close to local amenities such as shops, schools and bus routes / transport links to surrounding areas. Benefiting from Double Glazing, Cavity Wall and loft Insulation, a Driveway (Garage is NOT included) , Gardens.

The property would make an ideal let for a variety of people wishing to live within commuting distance of Leeds / Bradford City Centres, the Leeds Ring Road, M62 and other West Yorkshire motorways. Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that the property has to offer.

EPC Rating: D
Council Tax : B



ENTRANCE HALLWAY:

Living Room:

Double glazed bay window to the front elevation, television / television aerial connection points, stone fire place and hearth, decorative only living flame log effect gas fire.

Dining Room:

Double glazed window to the side and rear elevation, television aerial point.

Fitted Kitchen:

A range of beech wall, drawer and base units, stainless steel 1 ¼ sink and drainer with a mixer tap, plumbing for an automatic washing machine, built in electric oven and electric four ring electric hob with stainless steel extractor hood over, space for a fridge freezer, double glazed window to the rear elevation, a half glazed door leading to the external patio area.

TO THE FIRST FLOOR:

Landing:

Access to all first floor accommodation.

Bedroom One:

Double glazed bay window to the front elevation, television aerial and telephone connection points.

Bedroom Two:

Double glazed window to the rear elevation, built in airing cupboard.

Bedroom Three

Double glazed bay window to the side elevation.

Bathroom / WC:

A three piece suite comprising of a hand wash basin and a double flush WC, and bath with wall mounted low level Mira Advance electric shower with rail and shower curtain, a wall mounted electric wall heater, fully tiled.

TO THE OUTSIDE:

Driveway:

A good size gated driveway. Garage not included

Gardens:

To the front there is a lawn and flowerbeds. The good sized rear garden comprise of a block paved patio,lawn and a decked second patio, a tap, flowerbeds and shed.

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.

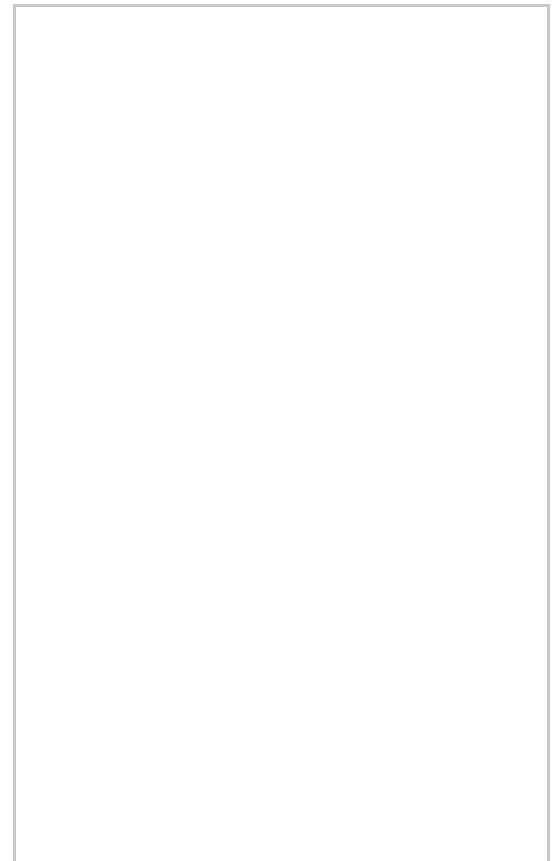
EPC LINK:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7600-0556-0222-5202-3573>

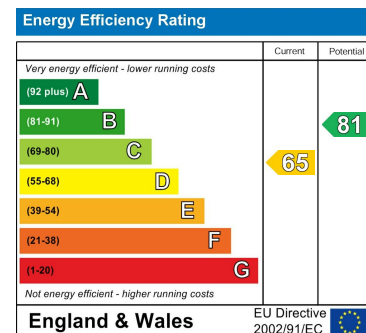
Area Map



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.