



27 Ring Road

Lower Wortley, Leeds, LS12 5SR

£750 Per Month



NEW TO LET. Early viewing is advised for this **DECEPTIVELY SPACIOUS STUDIO APARTMENT** situated in a popular residential area of Wortley. The property has recently been **FULLY REFURBISHED** both internally and externally and is being offered for rent as a vacant property making an ideal home for a variety of tenants.

The accommodation is all on the ground floor and briefly comprises of an **OPEN PLAN LIVING SPACE** with ample room for living room furniture and a dining table and chairs. The **FITTED KITCHEN** has recently been installed and has a modern range of cabinets and appliances (electric oven / grill, electric hob, extractor hood). The **DOUBLE BEDROOM** is a good size with space for bedroom furniture and wardrobes. The **SHOWER ROOM / WC** is newly fitted and comprises of a shower cubicle with a rainfall shower, a low flush WC and a wash basin set into a vanity unit.

Externally the property has a low maintenance **COURTYARD GARDEN**. There are **PARKING SPACES** to the side of the property and a lockable **STORE ROOM** which is ideal for garden furniture and bikes. Local amenities are within walking distance. Leeds City centre and the motorway networks are a short drive away. Well regarded schools are within walking distance.



GROUND FLOOR:

Open Plan Living Space:

Access via a front entrance door, double glazed windows, two wall heaters / radiators, laminated flooring, ample space for living room furniture and a dining table and chairs, a modern newly fitted range of wall, drawer & base units, electric hob with an extractor above, electric oven / grill, space for a fridge / freezer, plumbing for an automatic washing machine, inset stainless steel sink and drainer

Double Bedroom:

Double glazed window, laminated flooring, ample space for a range of bedroom furniture

Shower Room / WC:

Double glazed window, a modern recently fitted suite comprising of a shower cubicle with a rainfall shower, wash basin set into a vanity unit, low flush WC, ladder style wall heater / towel warmer

TO THE OUTSIDE:

Garden:

An enclosed courtyard garden with a good sized block-paved seating area

Parking:

Parking space for two cars

Storage Sheds:

Lockable storage room ideal for garden furniture or bikes

Permitted Payments:

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 Rating & Council Tax Band

EPC Rating: C / Council Tax Band: tbc

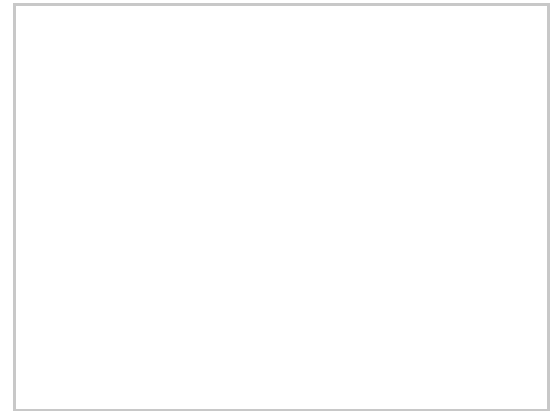
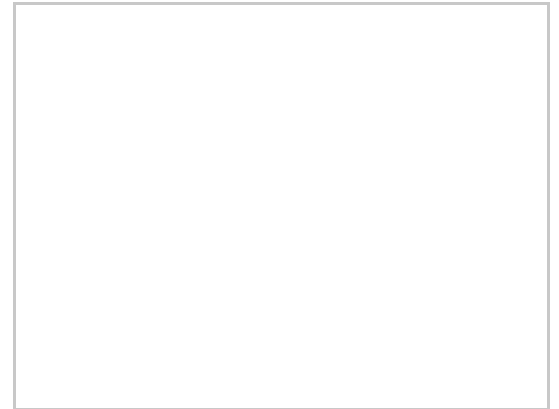
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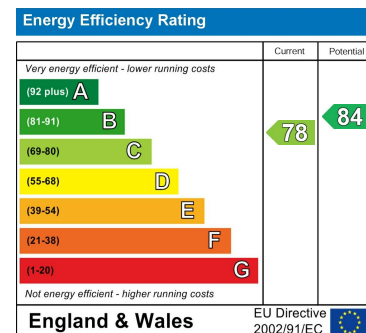
Area Map



Floor Plans



Energy Efficiency Graph



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