



26 Barden Place, Leeds, LS12 3EQ

£825 Per Month

*** NEW TO LET ** IDEAL LET FOR GROWING FAMILY OR PROFESSIONAL COUPLE * TWO BEDROOM THROUGH TERRACE ** REDECORATED ** NEWLY FITTED CARPETS ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** TO INCLUDE AMERICAN FRIDGE FREEZER ** BOND £950.00 ***

We are pleased to offer TO LET this WELL PRESENTED TWO BEDROOM THROUGH TERRACE situated amongst similar style properties in the popular residential area of Armley. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, REDECORATED and NEWLY FITTED CARPETS.

Briefly throughout the property comprises of a LIVING ROOM with a modern FIRE PLACE, a FITTED DINING KITCHEN with a built under electric oven, an electric hob, and access to the rear yard, TWO BEDROOMS and a BATHROOM / WC with a white suite and a mixer shower over the bath.

Externally the property has a YARD to the rear. Local amenities and bus routes to surrounding areas are within walking distance. Leeds City center, Bramley Railway Station and the motorway networks are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com EPC Rating: C / Council Tax Band A

GROUND FLOOR:

Entrance:

Living Room:



Fitted Dining Kitchen:



American Fridge Freezer, Microwave

FIRST FLOOR:

Landing:

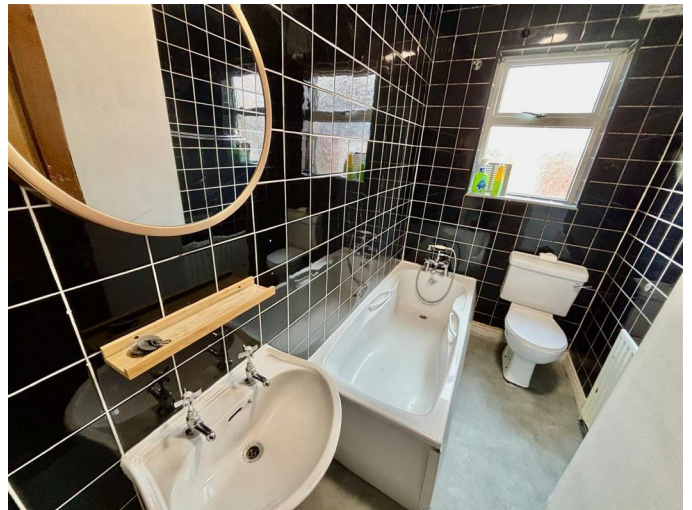
Bedroom One:



Bedroom Two:



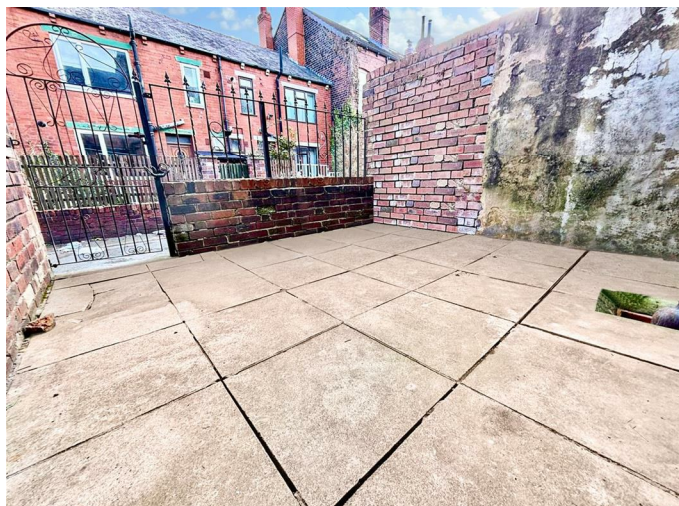
Bathroom / WC:



TO THE OUTSIDE:



Rear Yard:



Epc Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3034-5924-8300-0112-6296>

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:

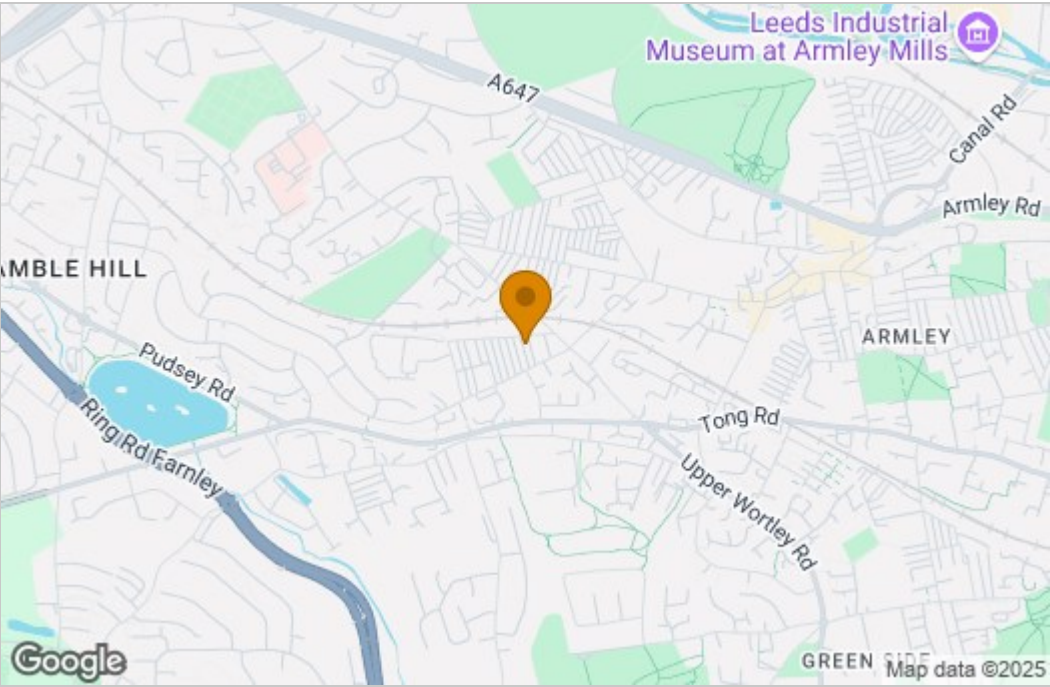
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably 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:

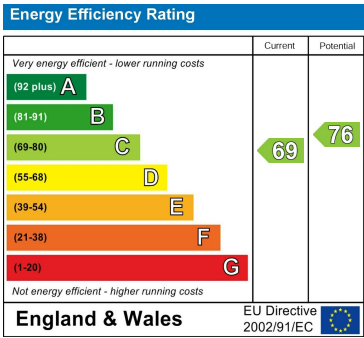
- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.