



## 29 Roseneath Street

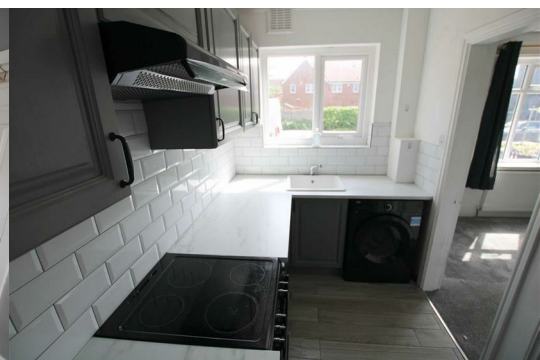
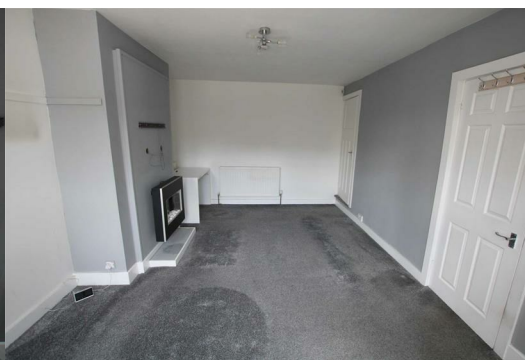
Wortley, Leeds, LS12 4DY

£725 Per Month



\*TO LET\* \*AVAILABLE LATE MAY 2025 \*\* WELL PRESENTED & MAINTAINED \*\* DOUBLE GLAZING & GAS CENTRAL HEATING \*\* GARDEN AREA \*\* MODERN KITCHEN & BATHROOM \*\* HOLDING DEPOSIT £830.00 \*\* LONG TERM LET \*\* MUST BE VIEWED EARLY NOT TO MISS OUT \*

Presenting this ONE BEDROOM UNFURNISHED TERRACE PROPERTY could be perfect for you. Early internal viewing is recommended to avoid disappointment for this property situated in a popular residential area of Wortley and ideally situated for access to local amenities, the Motorway Networks and Leeds City Centre. On approaching the front door you will see that there is a fully enclosed front garden. You enter the property directly into the LIVING ROOM which has space for a dining table and chairs / a desk and stairs to the first floor. The FITTED KITCHEN has a range of fitted cabinets, work surfaces and space for a fridge / freezer. The first floor accommodation comprises of a good sized DOUBLE BEDROOM with ample space for bedroom furniture and fitted storage / hanging space. The SHOWER ROOM / WC has a glazed corner shower cubicle with an electric shower, a low flush WC and a wash basin. Wortley is located to the south west of Leeds. It has excellent communication links and is a short drive from the M621 motorway making it ideal for those wishing to commute. Wortley is an important local shopping and social centre for the surrounding area with well regarded primary schools. The Bond for the property is £830.00 EPC Rating: D



GROUND FLOOR:

Living Room:

Electric wall mounted fire

Fitted Kitchen:

Oven / grill/ hob / extractor hood / fridge / freezer / automatic washing machine

FIRST FLOOR:

Landing:

Bedroom One:

Storage

Shower Room / WC:

Shower cubicle with shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator

TO THE OUTSIDE:

Garden to front.

Garden:

Enclosed by fencing, mainly paved

EPC Rating:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8308-6123-4340-0748-4996>

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

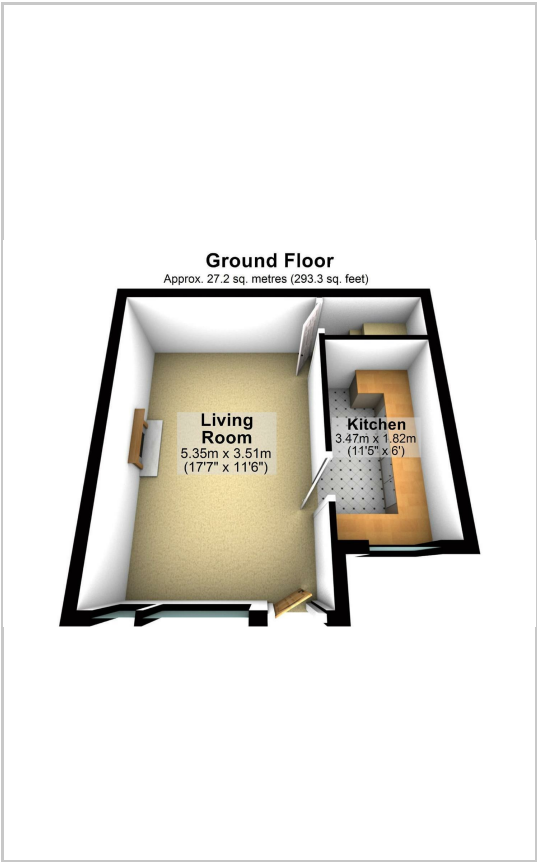
Other permitted payments may include:

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

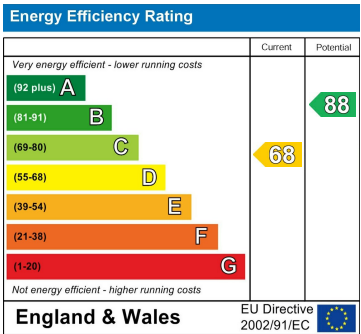
Area Map



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