



52 Dunlop Avenue

Wortley, Leeds, LS12 6LE

£1,250 Per Month



* AVAILABLE MID JUNE 2025 ** A THREE BEDROOM UNFURNISHED TOWN HOUSE ** OFF STREET PARKING ** SINGLE GARAGE ** REAR GARDEN ** GAS CENTRAL HEATING* ** DOUBLE GLAZING THREE DOUBLE BEDROOMS ** TWO EN SUITE SHOWER ROOMS ** POPULAR RESIDENTIAL LOCATION ** BOND £1,440.00 *

A THREE BEDROOM UNFURNISHED TOWN HOUSE situated in a popular residential area of Farnley and close to local amenities such as shops, schools and bus routes to surrounding areas. Benefits include OFF STREET PARKING, SINGLE GARAGE, ENCLOSED GARDEN to the rear, DOUBLE GLAZING, GAS CENTRAL HEATING and THREE DOUBLE BEDROOMS.

Briefly throughout the property comprises of an Entrance Hallway, a Cloakroom / WC, a Fitted Dining Kitchen, Living Room, Three Double Bedrooms, Two En-Suite Shower Rooms and a Family Bathroom / WC making the property an ideal LET for a family wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. Early internal viewing is highly recommended to fully appreciate the benefits and potential that this property has to offer. Contact our office on 0113 2311 033 or sales@kathwells.com to arrange a viewing. EPC Rating: C



GROUND FLOOR:

Entrance Hallway:

Access is via a part glazed front entrance door, internal door to the garage, telephone point, central heating radiator

Cloakroom / WC:

Two piece suite comprising of a pedestal wash basin, double flush WC, extractor fan, laminated wood floor

Fitted Dining Kitchen:: 15'02" x 13'03" (4.62 x 4.04)

A range of wall, drawer and base units, complimentary heat resistant work surfaces, mosaic style tiling to the splash backs, built in electric fan assisted oven, four ring gas hob with extractor fan over, plumbing for a washing machine and dish washer, space for a fridge freezer, stainless steel sink and drainer with a mixer tap, laminated wood floor, double glazed window to the rear elevation, central heating radiator.

Dining Area:

Double glazed french doors leading to the rear garden, central heating radiator, television aerial and telephone connection points, laminated wood floor.

TO THE FIRST FLOOR:

Landing:

Double glazed window to the front elevation, central heating radiator, stairs to the second floor.

Living Room: 17'07" x 12'00" (5.36 x 3.66)

Double glazed french doors leading to a Juliette balcony, double glazed window to the rear elevation, two central heating radiators, SKY TV / telephone connection point.

Bedroom Two: 11'06" x 8'05" (3.51 x 2.57)

Double glazed window to the front elevation, central heating radiator.

En- Suite Shower Room / WC:

A three piece suite in white comprising of a shower cubicle with an instant gas powered shower, a wash basin and a double flush WC, central heating radiator, extractor fan.

TO THE SECOND FLOOR:

Landing:.

Access to an insulated loft space, built in airing cupboard.

Bedroom One: 12'01" x 10'09" (3.68 x 3.28)

Double glazed dormer window to the front elevation, central heating radiator, television aerial and telephone connection points, built in wardrobe providing useful storage space

En- Suite Shower Room/ WC:

A three piece suite in white comprising of a double shower cubicle with an instant gas powered shower, a wash basin and a double flush WC, central heating radiator.

Bedroom Three: 13'10" x 8'10" (4.22 x 2.69)

Double glazed dormer window to the rear elevation, central heating radiator.

House Bathroom / WC:

A three piece suite in white comprising of a panelled bath , a wash basin and a double flush WC, extractor fan, central heating radiator, double glazed opaque window to the rear elevation.

TO THE OUTSIDE:

Driveway / Garage:

There is a driveway to the front elevation providing off street parking leading to an attached single garage that has power, lighting and an up and over entrance door.

Gardens:

There is an enclosed garden to the rear comprising of a lawn, a paved patio and a tap.

Communal Space:

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

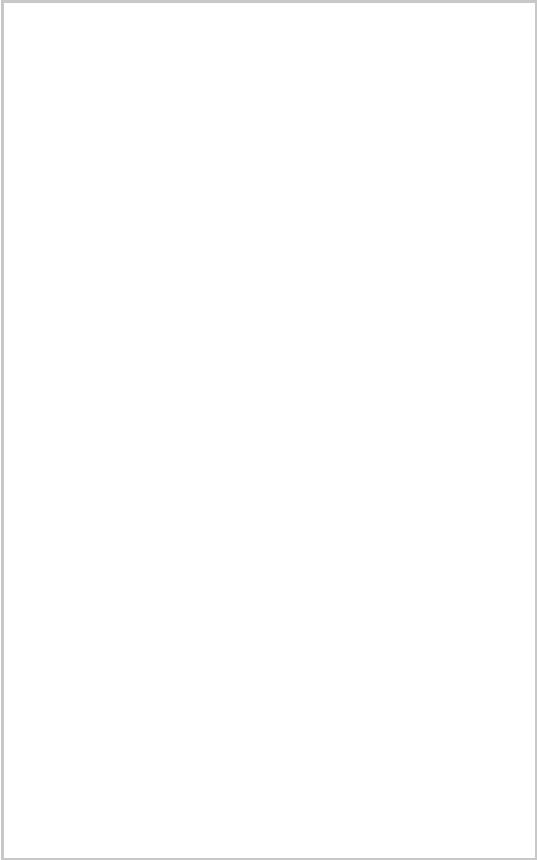
Other permitted payments may include:

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

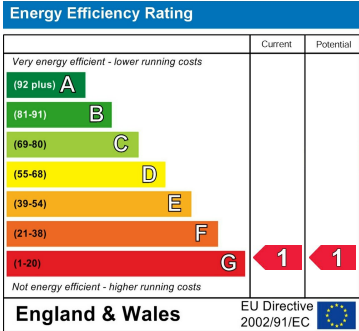
Area Map



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.