



17 Lower Wortley Road

Wortley, Leeds, LS12 4RY

£785 Per Month



NEW TO LET FROM MID JUNE 2025..

* UNFURNISHED PROPERTY ** TWO BEDROOMS ** REFURBISHED THROUGHOUT ** MODERN FITTED KITCHEN & BATHROOM ** GARDEN ** POPULAR LOCATION ** REQUIRED DEPOSIT: £830.00 *

Located in a popular area of Leeds, in Wortley, only two miles from the city centre of Leeds and all its amenities, is this nicely presented TWO BEDROOM HOUSE which is being offered UNFURNISHED.

Briefly throughout the accommodation comprises of a LIVING ROOM with stairs rising to the first floor, a A brand new FITTED KITCHEN with an ample range of units, a DOUBLE BEDROOM with EN SUITE BATHROOM . To the first floor there is a DOUBLE BEDROOM and an EN SUITE WC. Externally there is an enclosed GARDEN to the front.

Early viewing is highly recommended to avoid disappointment and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. The required deposit is £830.00. EPC Rating: E



GROUND FLOOR:

Entrance / Living Room:

Fitted Breakfast Kitchen:

Dining Room / Bedroom One:

En- Suite Bathroom / WC:

Cellars:

TO THE FIRST FLOOR:

Landing:

Bedroom One

Bedroom Two:

En- Suite WC:

TO THE OUTSIDE:

Gardens / Parking:

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

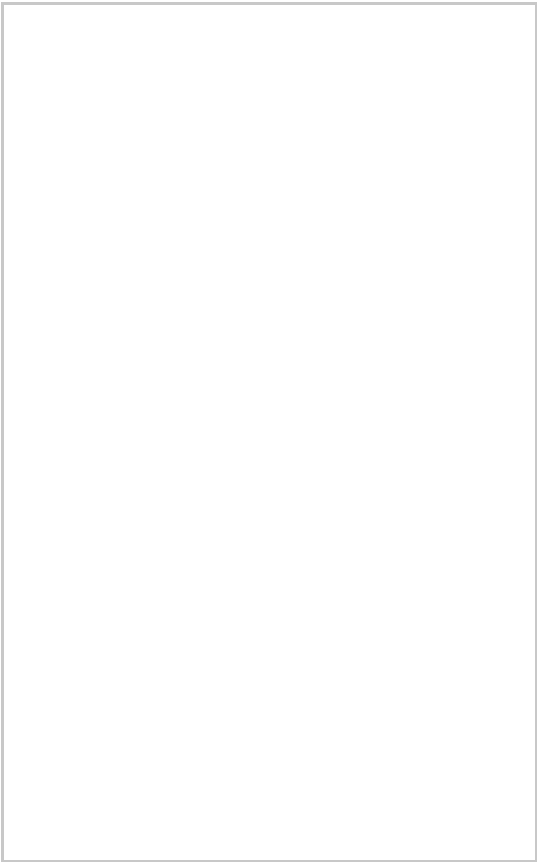
Other permitted payments may include:

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

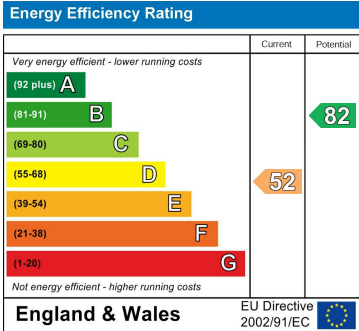
Area Map



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.