



£575 Per Month

Flat 1 14 Park Crescent, Armley, Leeds, West Yorkshire, LS12 3NL

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* TO LET * * ONE BEDROOM BASEMENT APARTMENT * * MODERN FITTED OPEN PLAN KITCHEN & MODERN SHOWER ROOM * * DOUBLE GLAZING * * GARDEN TO FRONT * * REQUIRED BOND £660.00 * * INITIAL SIX MONTH TENANCY * * VIEWING RECOMMENDED *

AVAILABLE TO LET is this ONE BEDROOM BASEMENT APARTMENT. Ideally located within easy access of Leeds City Centre and the M62 / M621 motorways. Local amenities and schools are only a short walk away.

The property benefits from DOUBLE GLAZING, ELECTRIC HEATING, a MODERN FITTED KITCHEN and SHOWER ROOM. The KITCHEN has space for a fridge freezer and plumbing for a automatic washing machine.

GROUND FLOOR:

Entrance Open Plan Living:

Living Room:

Open Plan Fitted Kitchen:

Bedroom :

Shoer Room / WC:

Rear Hallway:

Rear Entrance Access

Upvc Rear Door:

Garden:

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left onto Upper Wortley Road, at traffic signals continue forward onto Whingate, turn right onto Wortley Road, turn left onto Armley Ridge Road, turn right onto Moor Field Road and turn left where number 14 can be found flat 1 is the basement flat to the front and is signified by our TO LET Sign

