



37 Ryedale Avenue

Wortley, Leeds, LS12 4TQ

£1,250

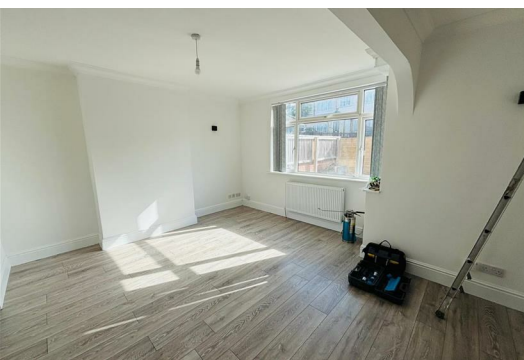


An EXTENDED FOUR BEDROOM SEMI DETACHED property situated in a popular and convenient residential area of Wortley. This property has been maintained to a good standard throughout and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS and OFF STREET PARKING.

Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY, a CLOAKROOM / WC with a modern white suite, a LIVING ROOM with stairs rising to the first floor, and a FITTED DINING / BREAKFAST KITCHEN with a good range of cabinets.

To the first floor there are FOUR BEDROOMS, an EN-SUITE SHOWER ROOM / WC, and a FAMILY BATHROOM / WC.

Externally there are GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET PARKING for several family sized cars.



GROUND FLOOR:

Entrance Hallway:

Cloakroom / WC:

Living Room:

Dining Area:

Fitted Breakfast / Dining Kitchen:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bedroom Four:

En-Suite Showroom / WC:

Family Bathroom / WC:

TO THE OUTSIDE:

Drive / Parking:

Gardens:

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.

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9969-2863-6602-9304-2711>

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: C

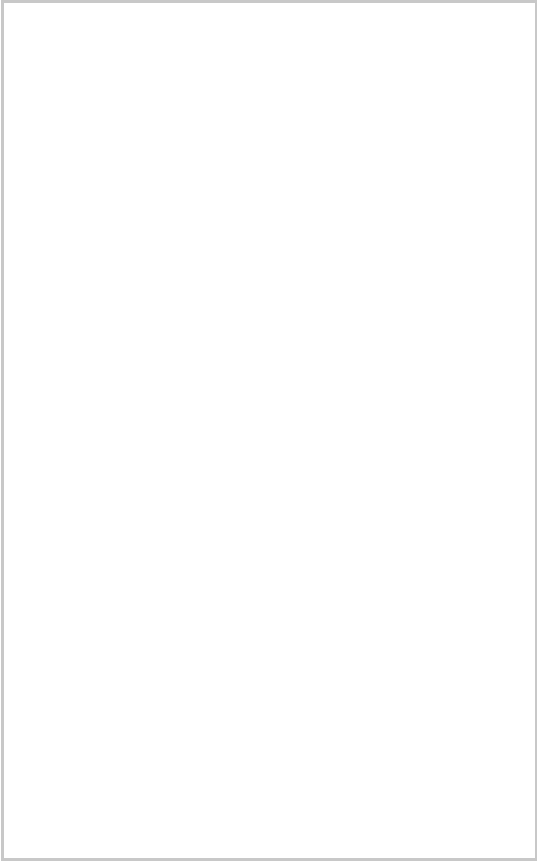
Security Bond Required:

Security Bond Required £1,550.00

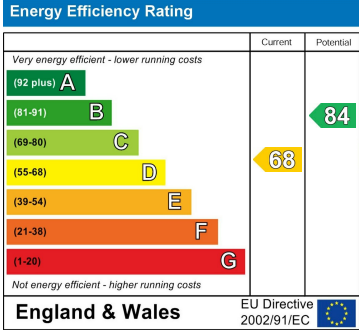
Area Map



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