



£725 Per Month

69 Cliffe Park Crescent, Wortley, Leeds, West Yorkshire, LS12 4XA

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\*TO LET \*\*AVAILABLE NOW \*\* ONE BEDROOM FIRST FLOOR FLAT \*\*\* POPULAR RESIDENTIAL AREA \*\* FITTED WARDROBES \*\* DOUBLE GLAZING \*\* GARDEN AREA TO THE REAR \*\* PARKING \*\* REQUIRED DEPOSIT: £850.00 \*

INCLUDED - BED / SOFA / KITCHEN APPLIANCES / WARDROBES

\* AVAILABLE NOW \* A well presented ONE BEDROOM FLAT situated amidst similar style property on the ever popular Cliff Park estate and conveniently situated for local amenities and access to public transport. The property is being offered Part FURNISHED and benefits from DOUBLE GLAZING, FITTED WARDROBES and a GARDEN AREA. An ideal property for anyone wishing to rent a property within commuting distance of Leeds City centre, the M62 and surrounding areas. Internal viewing is highly recommended. To arrange a viewing contact our office on 0113 2311 033 / sales@kathwells.com. Required Deposit £835.00.

EPC Rating: C.

## Entrance Hallway:

Access via a part glazed UPVC rear entrance door, stairs leading to the first floor.

## Entrance Vestibule:

Access to the loft space.

## Living Room:

15'04" x 10'01" (4.67 x 3.07)

Double glazed window to the front elevation, a wood fire surround, marble back and hearth, coal effect gas fire

## Fitted Kitchen:

6'08" x 9'02" (2.03 x 2.79)

A range of wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, stainless steel sink and drainer, fridge freezer, washing machine, cooker, double glazed window to the front elevation

## Bedroom:

13'08" x 12'10" (4.17 x 3.91)

Double glazed window to the rear elevation, wall mounted gas heater, fitted sliding door wardrobe providing useful storage space.

## Shower Room / WC:

7'05" x 6'00" (2.26 x 1.83)

A three piece suite in white comprising of a shower cubicle with an instant shower, a vanity unit with a wash basin over and a double flush WC, extractor fan, vinyl floor covering, fully tiled walls.

## TO THE OUTSIDE:

## Rear Garden:

There is a paved garden to the rear with a tap and lighting.

## EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7994-0022-0278-2717-5204>

## 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.

## 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 down Lower Wortley Road and turn right onto Fawcett Lane which then becomes Bluehill Lane, take your first left onto Cliffe Park Crescent where Number 69 can be found signified by our For Sale Board.

