



44 Dunlop Avenue

Farnley, Leeds, LS12 6LE

£1,300 Per Month



* TO LET AVAILABLE EARLY NOVEMBER * THREE STOREY PROPERTY * WELL PRESENTED & MAINTAINED ** GROUND FLOOR DINING KITCHEN ** FIRST FLOOR LOUNGE ** EN-SUITE SHOWER ROOM ** FRONT & REAR GARDEN ** OFF STREET PARKING ** POPULAR LOCATION ** CONVENIENT FOR LEEDS & MOTORWAYS ** WELL REGARDED SCHOOLS CLOSE BY * DEPOSIT £1500.00 EPC RATING :TBC COUNCIL TAX: C

A WELL PRESENTED and SPACIOUS THREE BEDROOM TOWN HOUSE situated amidst similar style property on the ever popular DUNLOP ESTATE in the residential areas of New Farnley. The property benefits from DG, GAS CH, OFF STREET PARKING.

Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC, a Modern Ground Floor FITTED DINING KITCHEN, first floor LIVING ROOM, THREE DOUBLE BEDROOMS, TWO EN-SUITE SHOWER ROOMS and a FAMILY BATHROOM. Externally the property has an ENCLOSED REAR GARDEN, a DRIVEWAY providing useful OFF STREET PARKING. Local amenities and WELL REGARDED SCHOOLS are a short walk away. Leeds City Centre, the M621 Motorway and the Outer Ring Road are a short drive away.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311033 / sales@kathwells.com EPC Rating: TBC Council Tax: C , Deposit £1440.00



GROUND FLOOR:

Entrance Hallway:

Downstairs Cloakroom / WC:

Fitted Dining Kitchen:

Study:

FIRST FLOOR:

Landing:

Living Room:

Bedroom One

Upstairs Cloakroom / WC:

SECOND FLOOR:

Landing:.

Bedroom Two:

En-suite Shower Room / WC:

Bedroom Three:

Family Bathroom / WC:

TO THE OUTSIDE:

Drive :

Gardens:

Epc link / Council Tax: information:

The security deposit required is £1500.00 Council Tax Band: C / EPC Rating: TBC

Council Tax : <https://www.tax.service.gov.uk/check-council-tax-band/property/ca291327-2c12-b9ba-3ced-5b7acf398ffd>

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

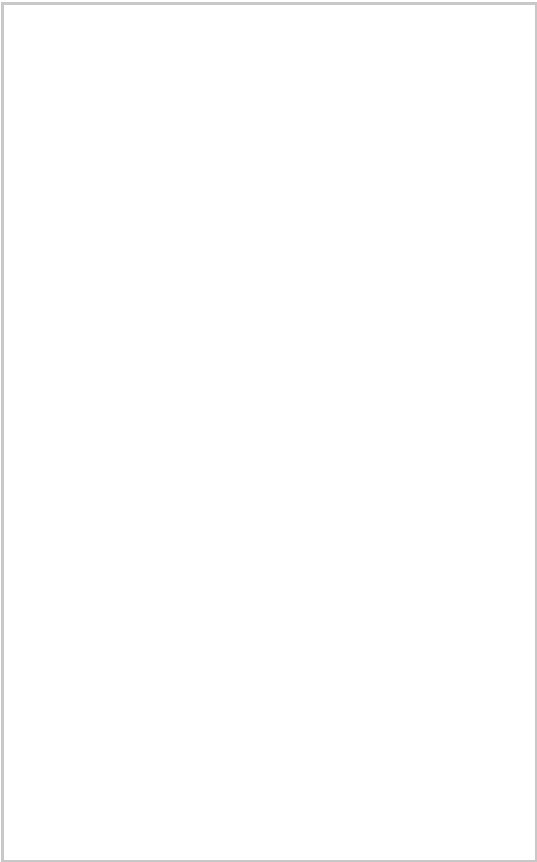
Other permitted payments may include:

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

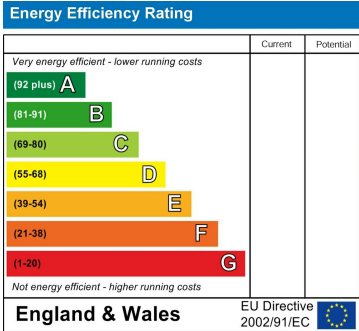
Area Map



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.