



## 22 Broadlands Place

Pudsey, Leeds, LS28 9GA

£850 Per Month



### New To Let.

We are thrilled to offer a Well presented TWO BEDROOM TOP FLOOR APARTMENT situated in a popular residential area of Pudsey, Which has been recently decorated throughout and benefits from having new carpets.

Briefly throughout the property consists of a communal entrance hallway, a private entrance hallway, a good sized living room / dining area, a fitted kitchen, two good sized double bedrooms and a bathroom / WC with a white suite and electrically powered shower above. The property is conveniently positioned for all local amenities and benefits from double glazing and heating and also has parking with the property.

The property would make an ideal home for a variety of tenants and early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits that the property has to offer. Viewings can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com) Council Tax Band: B / EPC Rating: C / BOND: £980.00.



COMMUNAL ENTRANCE:

Entrance Hallway:

Living room & Dining Area:

Fitted Kitchen:

Electric oven, electric hob, stainless steel sink and drainer, a fridge / freezer, automatic washing machine

Bedroom One:

Bedroom Two:

Bathroom / WC:

A white suite: panelled bath with shower above, wash basin, low flush WC

TO THE OUTSIDE:

Communal Gardens:

Parking Space:

Allocated and visitor parking spaces

Permitted Payments(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/8840-6222-5330-6860-9296>

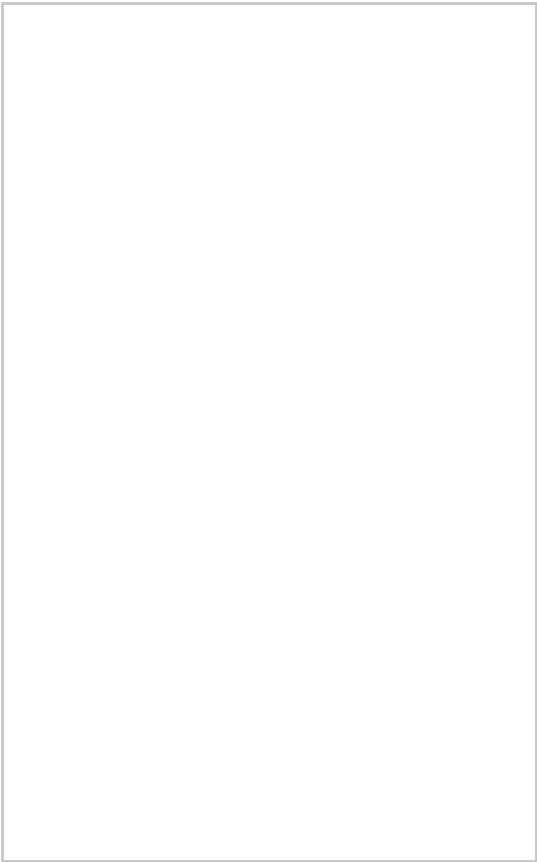
Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: C

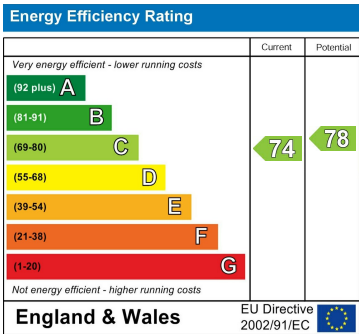
Area Map



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.