

**15 Thornton Grove
Leeds**



**2 Bedroom House - Terraced
£725 PCM**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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Web Site
www.kathwells.com

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sales@kathwells.com

15 Thornton Grove, Armley, Leeds, West Yorkshire, LS12 3JB Bathroom / WC:

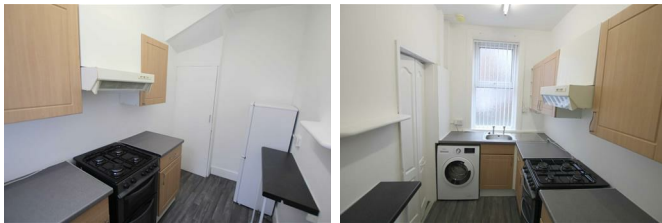
GROUND FLOOR:

Living Room:



Double glazed window, central heating radiator, stairs to the first floor

Fitted Kitchen:



Double glazed window, access to the cellars, automatic washing machine, gas cooker, fridge / freezer

Cellars / Basement:

A useful storage area

FIRST FLOOR:

Landing:

Bedroom One:



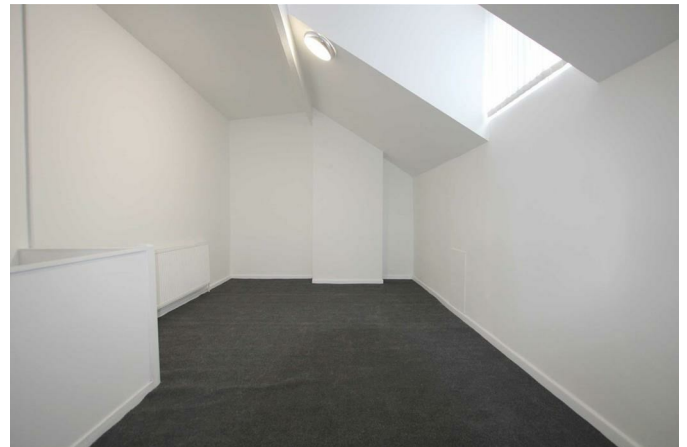
Double glazed window, central heating radiator, a good sized double bedroom



Double glazed window, a modern white suite (shower bath with shower / mixer above, low flush WC, wash basin), central heating radiator

SECOND FLOOR:

Bedroom Two:



Double glazed window, central heating radiator, a good sized double bedroom

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:

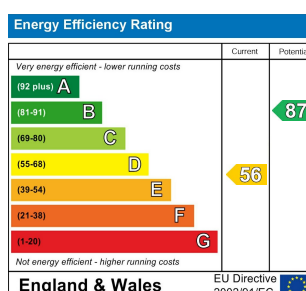
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably 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 d

EPC Rating / Council Tax Band / Bond:

EPC Rating: D / Council Tax Band: A / Bond: 865.00



Floor Plan