

**44 Dunlop Avenue
Leeds**



**3 Bedroom House - Semi-Detached
£1,300 Per Month**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

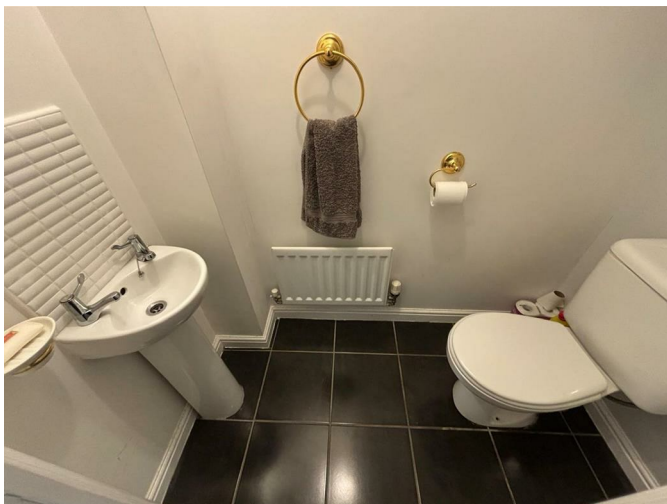
44 Dunlop Avenue, Farnley, Leeds, West Yorkshire, LS12 6LE

GROUND FLOOR:

Entrance Hallway:



Downstairs Cloakroom / WC:

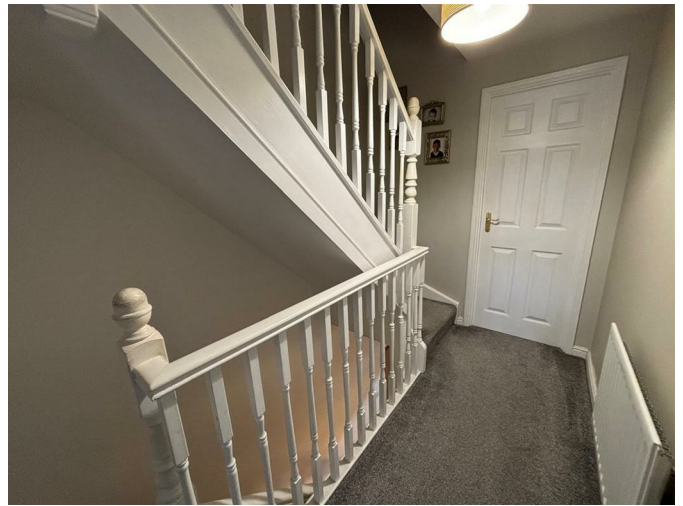


Fitted Dining Kitchen:



FIRST FLOOR:

Landing:



Living Room:



Bedroom One



First Floor Cloakroom / WC:

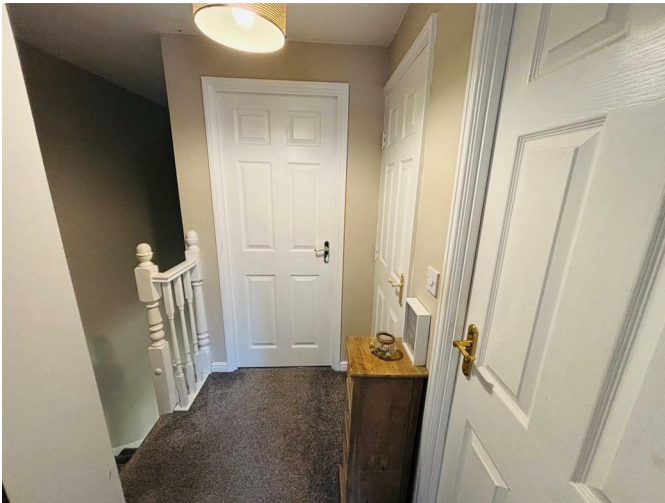


En-suite Shower Room / WC:



SECOND FLOOR:

Landing:.



Bedroom Three:



Master Bedroom



Family Bathroom / WC:



TO THE OUTSIDE:

Off Street Parking / Driveway / Integral Garage:



The garage is a storage garage

Gardens:



EPC Rating / Council Tax / Deposit £1,500.00

EPC Rating: C / Council Tax Band: C / Deposit: £1,500.00

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2449-1500-2825-7525>

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:

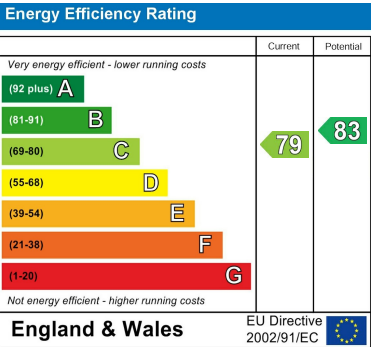
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably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

Energy Efficiency Graph



Floor Plan