

1 Aviary Row Leeds



2 Bedroom House - Terraced £725 Per Month

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Wortley
Leeds
West Yorkshire
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1 Aviary Row, Armley, Leeds, West Yorkshire, LS12 2NZ

GROUND FLOOR:

Entrance Porch:



Living Room:



Fitted Kitchen:



TO THE FIRST FLOOR:

Landing:

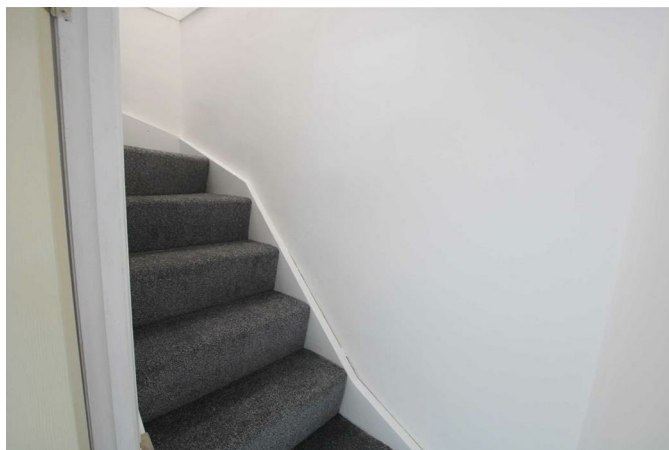
Bedroom One:



Bathroom / WC:



ACCESS SECOND FLOOR:



Bedroom Two:



TO THE OUTSIDE:



Garden:



EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2310-1060-2099-0725>

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

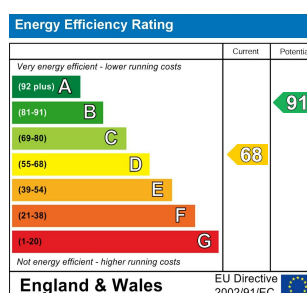
During the tenancy:

- 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

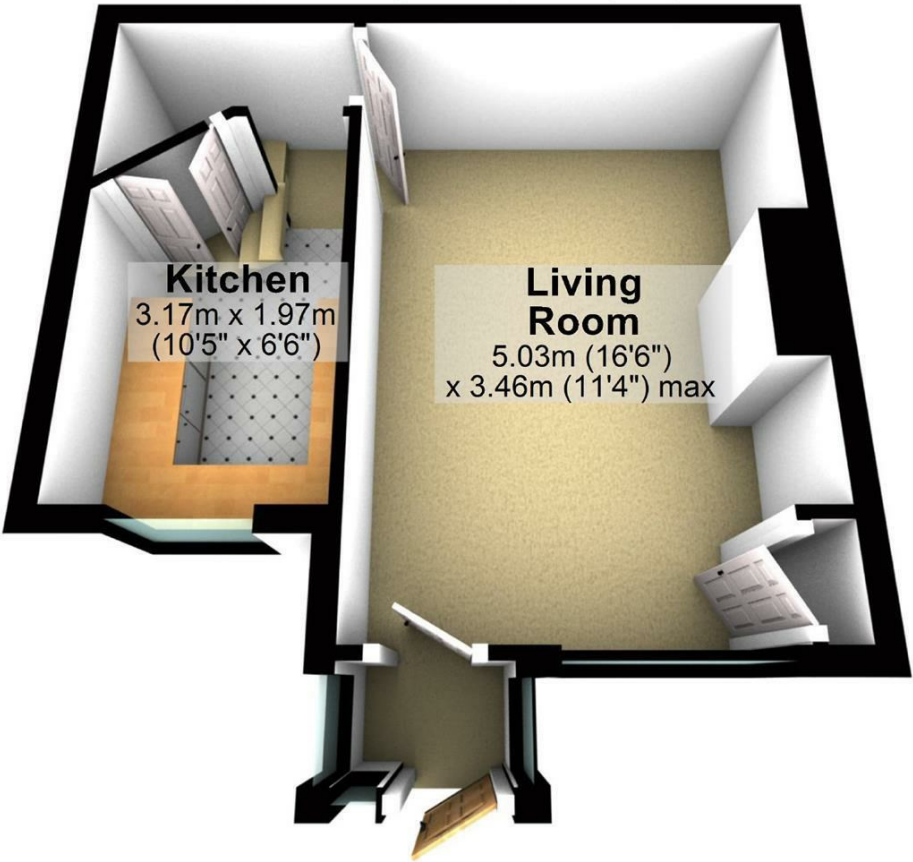
Other permitted payments may include:

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



Ground Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)

