



227 Armley Ridge Road

Upper Armley, Leeds, LS12 2QY

£1,000



* TO LET ** THREE BEDROOMS ** SEMI DETACHED * DOUBLE GLAZING * CENTRAL HEATING ** OFF STREET PARKING * POPULAR LOCATION ** EPC D ** DEPOSIT £1150.00

A THREE BEDROOM SEMI DETACHED PROPERTY situated in a popular residential area of Armley with views over Gotts Park Golf Course. Conveniently located for access to Leeds City Centre, the motorway networks, and a short drive from Bramley & Kirkstall Forge Railway Stations .

This property benefits from having DOUBLE GLAZING and GAS CENTRAL HEATING, NEWLY, DRIVE and a SINGLE GARAGE. Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM and DINING AREA , FITTED KITCHEN , TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a BATHROOM / WC with a white suite and shower mixer taps to the bath.

Externally the property benefits from having GARDENS to the FRONT & REAR, a GATED DRIVEWAY and a DETACHED SINGLE GARAGE. Early internal viewing comes highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. Council Tax Band: C / EPC Rating: D



GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, storage cupboard

Living Room & Dining Area:

Fitted Kitchen:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

Off Street Parking / Driveway / Single Detached Ga

Views Over Golf Course:

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0262-0207-6704-0802-2700?print=true>

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

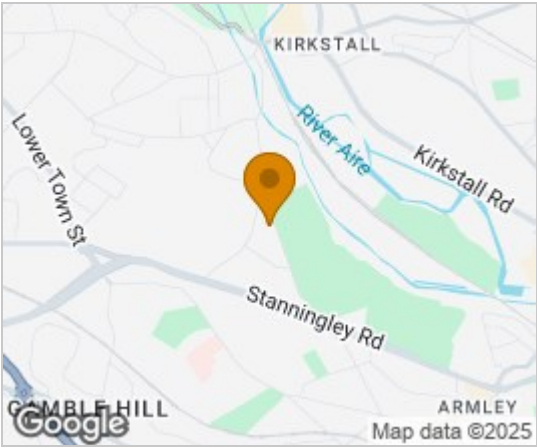
During the tenancy:

- 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.

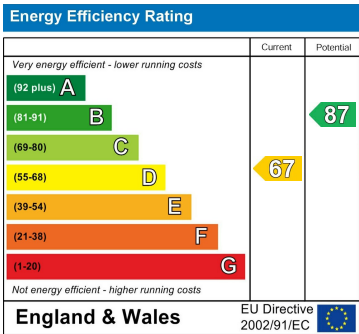
Area Map



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.