



## 2 Kellett Mount

Wortley, Leeds, LS12 4AJ

£1,250 Per Month



A well presented THREE BEDROOM SEMI DETACHED property which is situated in a popular residential area of Wortley.

The property has been refurbished by the current owners and benefits from having GAS CENTRAL HEATING, DOUBLE GLAZING, A MODERN FITTED KITCHEN, and OFF STREET PARKING making an ideal home for a growing family. Local amenities and bus links to surrounding areas are within walking distance. To the ground floor the property has an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a DINING AREA (ample space for a range of living room and dining room furniture, a modern wall mounted electric fire), a MODERN FITTED KITCHEN with an ample range of fitted cabinets and storage (a built-under electric oven / grill, gas hob, extractor hood, fridge / freezer, plumbing for an automatic washing machine). To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a BATHROOM / WC with a modern white suite and a shower over the bath. Externally the property has GARDENS to the front and rear, a DRIVEWAY providing useful OFF STREET PARKING and access to a single DETACHED GARAGE. Situated amidst similar style property in a popular residential area, this property is only a short drive to Leeds City centre, the M621 Motorway network, and Bramley Railway Station making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com. Council Tax Band: B / EPC Rating: D / Security Bond: £1,440.00



GROUND FLOOR:

Entrance Hallway:

Access via front entrance door, stairs to the first floor

Through Lounge & Dining Area:

Wall mounted modern electric fire

Fitted Kitchen:

A modern range of fitted wall, drawer & base units, work surfaces, built-under electric double oven / grill, gas hob, extractor hood, fridge / freezer, inset 1 1/4 bowl stainless steel sink and drainer

FIRST FLOOR:

Landing:

Bedroom One:

A good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Two:

A good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Three:

A good sized single bedroom with ample space for a range of bedroom furniture

Bathroom / WC:

A modern white suite with a shower over the bath and a glazed side screen

TO THE OUTSIDE:

Gardens:

The rear garden has a paved seating area and an artificial lawn

Drive / Garage / Off Street Parking:

A driveway provides useful off street parking and access to a single detached garage; a useful space for additional parking / storage

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 £60 (PLUS 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.

Council Tax Band / EPC Rating / Security Bond:

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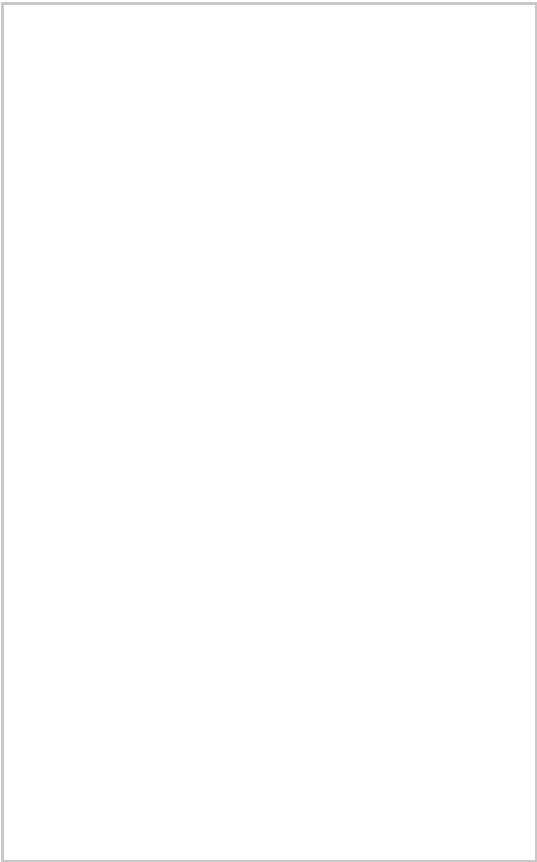
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8335-8329-6400-0629-6276>

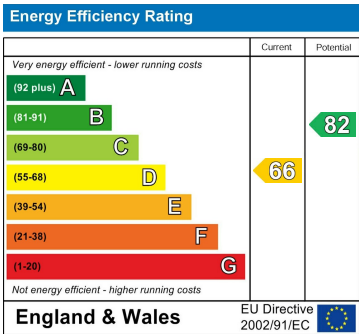
Area Map



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.