



£550 PCM

Flat 35, Whingate Mill Whingate, Leeds, LS12 3UH

Flat 35, Whingate Mill Whingate, Leeds, LS12 3UH

Available TO LET is this UNFURNISHED ONE BEDROOM GROUND FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal Let for a single person. To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: C Deposit £630.00

Private Entrance:

Hallway:

OPEN PLAN LIVING / KITCHEN:

Living Room Area:

Fitted Kitchen Area:

Bedroom :

Shower Room / WC:

TO THE OUTSIDE:

Parking:

EPC link

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.

Council Tax Band:

<https://www.tax.service.gov.uk/check-council-tax-band/property/90c429fe-a18f-f51a-9db1-3e8338398543>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code 19/09 LS12 3UH in Sat. Nav. Number 35 Whingate Mills can be found signified by our FOR SALE SIGN

