



## 7 Cross Catherine Street

East End Park, Leeds, LS9 8PD

**£895 Per Month**



\* TO LET \* \* AVAILABLE EARLY MARCH \* \* UNFURNISHED \* \* THREE BEDROOMS \* \* GAS CH & DG \* \* DINING FITTED KITCHEN \*BATHROOM \* \* FRONT & REAR GARDENS \* \* PARKING \* CLOSE TO CITY CENTRE \* \* REQUIRED DEPOSIT : £1,032.00 \*

An UNFURNISHED MID TOWN HOUSE property which benefits from DG & GAS CH.

To the ground floor the property has an ENTRANCE HALLWAY with stairs leading to the first and second floors, a good sized LIVING ROOM WITH French doors opening on to the rear garden, A GOOD SIZE DINING KITCHEN. To the first floor the property has ONE DOUBLE BEDROOM WITH A FURTHER SECOND AND THIRD BEDROOM ON THE SECOND FLOOR. BATHROOM / WC with a shower above the bath. Externally the property benefits from having GARDENS to the FRONT & REAR AND a DRIVEWAY.

Situated within walking distance of local amenities, well regarded primary schools and bus routes and only a short drive from Leeds City centre and the M621 motorway. Early internal viewing comes highly recommended and can be arranged by contacting the office. The required deposit is £1,095.00. EPC Rating: C



## Ground Floor:

### Hallway:

### Fitted Dining Kitchen:

### Cloakroom / WC:

## FIRST FLOOR:

### Landing:

### Living Room:

### Bedroom One:

### Bathroom / WC:

## SECOND FLOOR:

### Bedroom Two:

### Bedroom Three:

## TO THE OUTSIDE:

### Gardens:

### Parking:

### EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9355-3027-4206-6517-7204>

### 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

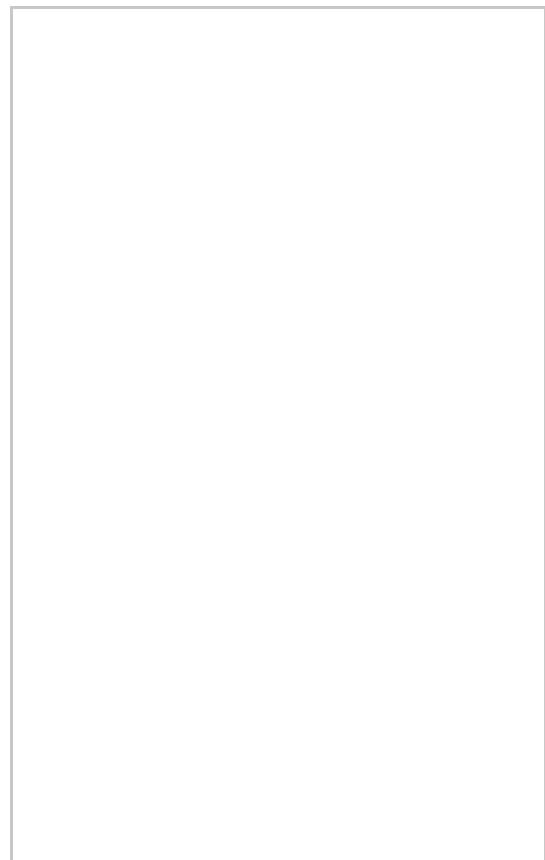
Other permitted payments may include:

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

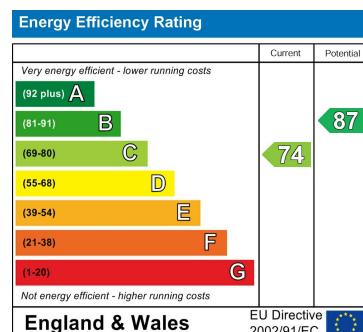
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.