

**28 Dunlop Avenue
Leeds**



**4 Bedroom House - End Town House
£1,470 Per Month**

69 Lower Wortley Road
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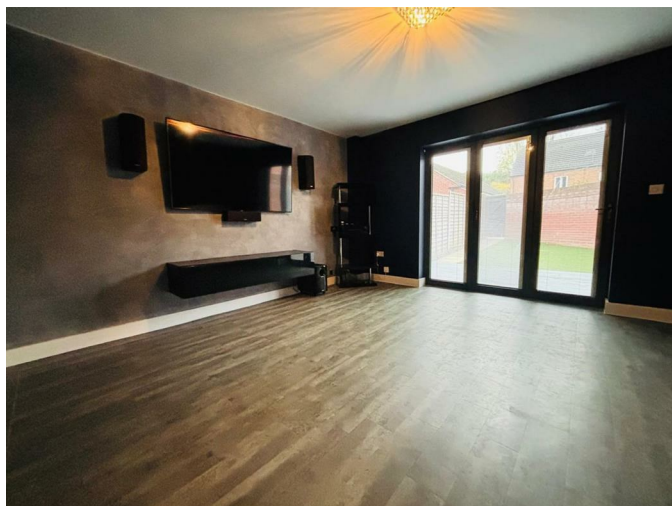
GROUND FLOOR:

Fitted Dining Kitchen:



A range of luxury fitted wall, drawer & base units , complimentary work surfaces, brick style tiling to the splash backs, an inset stainless steel sink and drainer with a mixer tap, integrated automatic washing machine, space for a fridge freezer, space for a dryer, fridge / freezer and Five Burner Range Oven

Living Room:



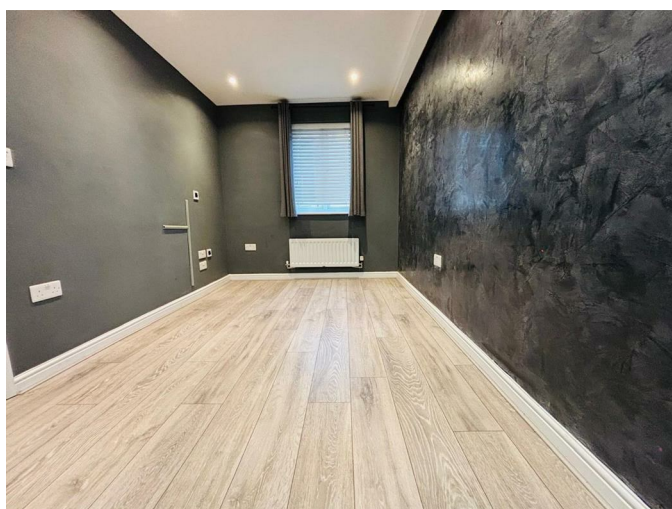
Television and SKY connection points, concealed wiring for the television and sound system

FIRST FLOOR:

Landing:

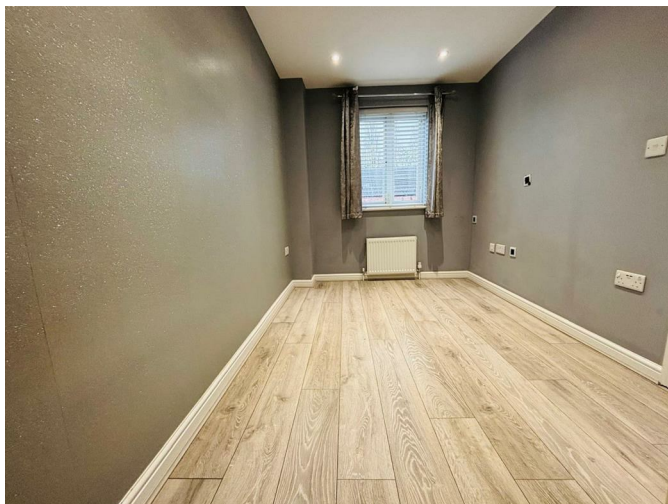
Access to the first floor accommodation, stairs rising to the second floor, storage cupboard

Bedroom Two:



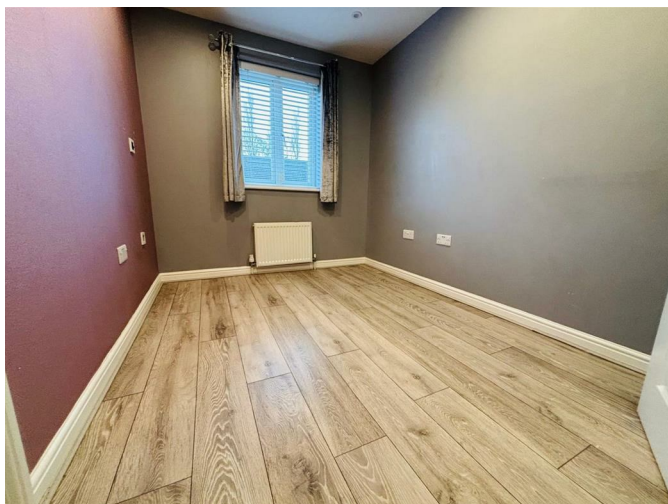
A venetian polished plaster feature wall, colour changing ceiling mood lighting, inset ceiling lighting, laminated wood floor

Bedroom Three:



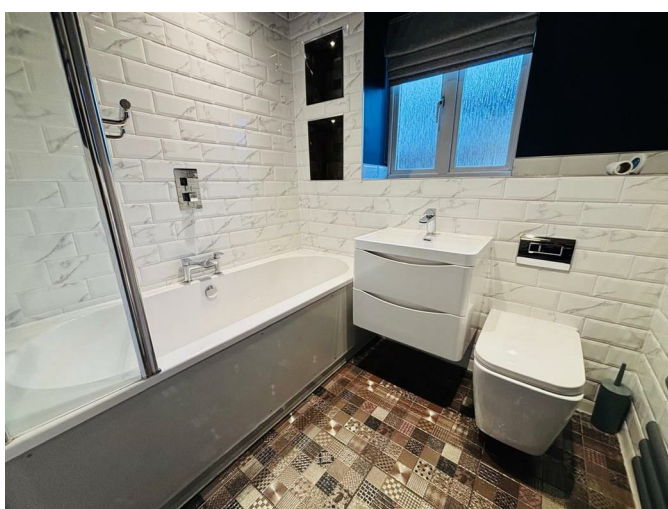
A good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Four:



A good sized single bedroom

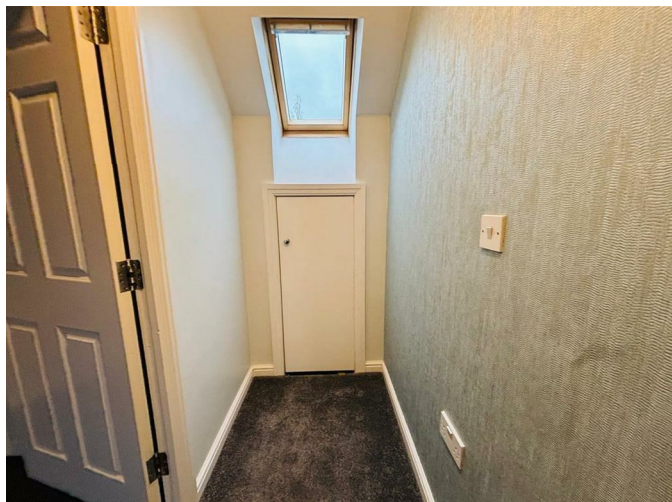
House Family Bathroom / WC:



A white three piece suite comprising of a panelled bath with a rainfall shower over, a wash basin with storage drawers and a WC with a concealed cistern, a ladder style central heating radiator, fully tiled walls, inset ceiling lights, extractor fan, mosaic style tiled floor

SECOND FLOOR:

Landing:.



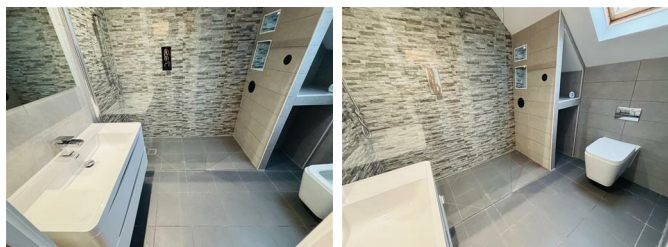
Access to the second floor accommodation

Master Bedroom:



A large double bedroom, a range of built in wardrobes providing useful storage and hanging space

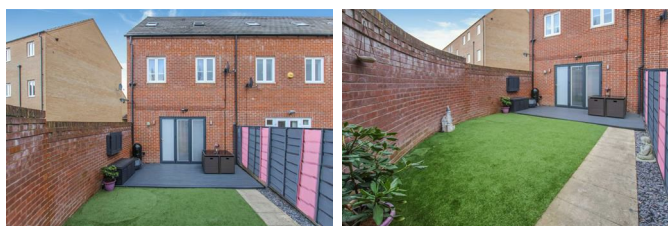
En-suite Shower Room / WC



A luxury fitted three piece suite comprising of a walk in shower with a glazed screen, fixed head (changes colour) & shower wand, feature 'limestone' tiling to the shower area, wash basin set into a vanity unit with storage drawers below, low flush WC with a concealed cistern, an inset 'Blue Tooth' speaker, inset lighting, under floor heating, storage shelves, fully tiled walls and floor

TO THE OUTSIDE:

Gardens:



To the front the garden area is block paved providing useful of street parking. An attractive rear garden with a sunny aspect is enclosed and has a decked seating area, an artificial lawn, external lighting and a garden path leading to a gate

Off Street Parking / Driveway & Single Garage:



A single garage to the rear of the property with an up and over door provides a useful storage area. There is an allocated parking space in front of the garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0838-2825-7927-9126-8115>

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan

