





£1,400 Per Month

3 Park Meadow Lane, Leeds, West Yorkshire, LS12 4FL

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TO LET is this beautifully THREE BEDROOM TERRACED PROPERTY Situated within a popular residential area of Wortley, this attractive three-bedroom terraced property offers spacious and well-presented accommodation, ideal for families and professional tenants alike.

The property briefly comprises an entrance hallway, spacious living room with French doors opening onto the rear garden, fitted dining kitchen with integrated fridge/freezer and dishwasher, and a convenient downstairs WC.

To the first floor are three generous double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom and useful loft storage space.

GROUND FLOOR:

Entrance Hallway:
Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating

Fitted Dining Kitchen:
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, integral kitchen appliance (fridge / freezer & dishwasher), ample space for a dining table & chairs, central heating radiator

Living Room:
Double glazed French doors to the rear, double glazed window, ample space for a range of living room furniture, central heating radiator

Downstairs WC:
A suite comprising of a low flush WC, wash basin & a central heating radiator

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to the loft space, storage cupboard, central heating radiator

Bedroom One:
Double glazed window, central heating radiator

En-suite Shower Room / WC:
A three piece white suite comprising of a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

Bedroom Two:
Double glazed window, central heating radiator

Bedroom Three:
Double glazed window, central heating radiator

Family Bathroom / WC:
Double glazed window, a three piece suite comprising of a paneled bath with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:
The front garden is a paved low maintenance garden. The rear is a good size and consists of a lawn as well as being fully enclosed

Off Street Parking / Driveway:
A driveway to the front of the property provides off street parking for two family sized cars

Council Tax Band & EPC Rating:
Council Tax Band: C / EPC Rating: B

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/4291-3378-8132-4724-8923

Permitted Payments:
As well as paying the rent, you may also be required to make the following permitted payments:

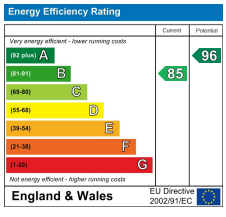
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate 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.

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 LS12 4FL in Sat. Nav. Number 3 Park Meadow Lane can be found signified by our FOR SALE SIGN

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