





£1,100 Per Month

61 Lynwood Crescent, Wortley, Leeds, West Yorkshire, LS12 4AT

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TO LET – Spacious Three-Bedroom Semi-Detached Property in Wortley

Situated in the popular residential area of Wortley, this well-maintained three-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home.

The property briefly comprises an entrance hallway, fitted kitchen, spacious living room with fireplace, separate dining room with access to the rear garden. To the first floor are two double bedrooms, a further single bedroom and a family bathroom with shower over the bath.

Externally, the property benefits from good-sized front and rear gardens. Further features include gas central heating, double glazing and excellent access to local amenities, well-regarded schools, Leeds City Centre,

GROUND FLOOR:

Hallway:

Living Room:

Fitted Kitchen:

Dining Room:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three / Study:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

Council Tax Band & EPC Rating:

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0551-2826-7131-9703-6635

Permitted Payment(s):

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

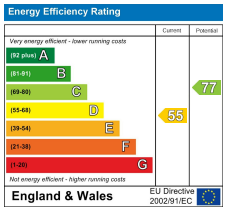
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate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

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 4AT in Sat. Nav. Number 61 Lynwood Crescent can be found signified by our FOR SALE SIGN

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