



## 8 Manor Farm Way

, Leeds, LS10 3RB

£1,200 Per Month



AVAILABLE TO LET. Internal viewing is highly recommended for this FOUR BEDROOM END TOWNHOUSE PROPERTY situated in a popular and convenient residential area of Beeston. The property benefits from having spacious accommodation throughout and would make an ideal family home.

Briefly throughout the property comprises of a SPACIOUS HALLWAY with stairs rising to the first floor, a LIVING ROOM / DINING ROOM, with ample space for a range of living room and dining room furniture and access to the REAR GARDEN via a sliding double glazed door, a fitted breakfast kitchen with a range of fitted wall, drawer & base units. To the first floor, there are TWO DOUBLE BEDROOMS ( both of which have fitted wardrobes ), TWO SINGLE BEDROOMS and a BATHROOM / WC with an electric shower above the Panelled bath. Externally there are GARDENS to the front and back both of which are enclosed and a good size. Local amenities, the Motorway Network and the Outer Ring Road are easily accessible. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Security Bond Required £1442.00 / EPC Rating: D / Council Tax Band: A



**GROUND FLOOR:**

**Entrance Hallway:**

Access via a part glazed front entrance door, stairs rising to the first floor accommodation, storage cupboard

**Dining Living Room:**

Double glazed window, double glazed sliding door giving access to the rear garden, electric heating radiator, television point, ample space for a dining table & chairs

**Breakfast Kitchen:**

Part glazed rear door opening onto the rear garden, double glazed window, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under electric oven / grill, an inset sink & drainer, ample space for a fridge / freezer

**TO THE FIRST FLOOR:**

**Landing:**

Access to the first floor accommodation, access to a useful loft space, built in storage cupboard

**Bedroom One:**

Double glazed window, electric heating radiator, storage cupboard / wardrobe

**Bedroom Two:**

Double glazed window, electric heating radiator, storage cupboard / wardrobe

**Bedroom Three:**

Double glazed window, electric heating radiator

**Bedroom Four:**

Double glazed window, electric heating radiator

**Bathroom / WC:**

A white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin set into a vanity unit, ladder style electric heating radiator

**TO THE OUTSIDE:**

**Gardens:**

The front garden is mainly enclosed and the rear garden is paved and fully enclosed

**Council Tax Band / EPC Rating:**

Council Tax Band: A / EPC Rating: D

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9020-2416-7090-2299-4725>

**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

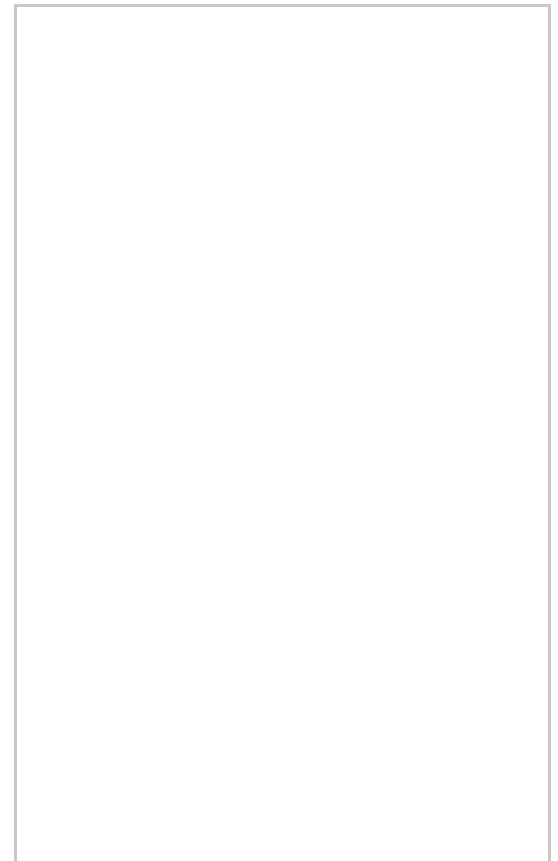
Other permitted payments may include:

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

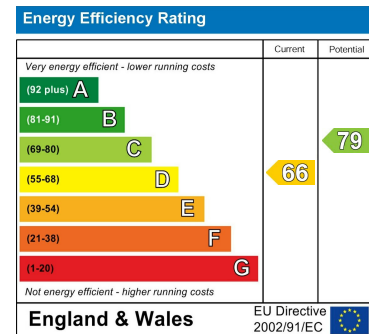
**Area Map**



**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.