



£950 Per Month

9 Tingle View, New Famley, Leeds, West Yorkshire, LS12 6LJ

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* FURNISHED ** AVAILABLE NOW ** LARGE TWO BEDROOM TOP FLOOR APARTMENT ** EN-SUITE SHOWER ROOM ** BATHROOM / WC ** COMMUNAL GARDEN ** ALLOCATED PARKING ** FITTED WARDROBES ** WHITE GOODS INCLUDED ** BOND £1095.00 *

A spacious TOP FLOOR TWO BEDROOM apartment situated on a new development in Leeds 12. The property benefits from having TWO GOOD SIZED BEDROOMS with FITTED WARDROBES and an EN_SUITE SHOWER ROOM to the master bedroom, a bathroom / WC, a modern fitted kitchen with an integral dishwasher / INCLUDING automatic washing machine / fridge freezer and electric oven, a dining area, spacious living room, electric heating, double glazing, allocated parking and use of communal gardens.

The property is only a short walk from local amenities and a short drive from Leeds City centre and the M621 motorway. Early internal viewing is highly recommended and can be arranged by contacting the office EPC Rating: C

Communal Entrance:

Hallway:

Living Room:

16'08" x 17'00" (5.08 x 5.18)

Fitted Dining Kitchen:

17'10" x 10'02" (5.44 x 3.10)

Bedroom One:

13'00" x 10'00" (3.96 x 3.05)

En-suite Shower Room / WC:

Bedroom Two:

11'04" x 10'06" (3.45 x 3.20)

Bathroom / WC:

7'01" x 6'06" (2.16 x 1.98)

TO THE OUTSIDE:

Gardens:

Parking:

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

From our Wortley office proceed down Lower Wortley Road to the traffic lights, continue across into Branch Road, at the traffic lights proceed across into the new housing development, bear left onto Dunlop Avenue and turn right onto Tingle View where number 9 can be found signified by our TO LET Sale Sign

