



15 Pinder View

, Leeds, LS12 5LF

£950 Per Month



NEW TO LET - Early internal viewing is advised for this THREE BEDROOM TERRACED PROPERTY which provides spacious accommodation throughout & would make an ideal family home. The property benefits from having a SPACIOUS LIVING ROOM, A FITTED KITCHEN with an extractor fan & a range of fitted kitchen units.

The first floor of the property comprises of TWO DOUBLE BEDROOMS & A SINGLE BEDROOM as well a modern SHOWER ROOM / WC with a glazed shower cubicle. The property benefits from having GARDENS front & rear.

This property is situated in a popular residential area of Wortley & has easy access to LEEDS CITY CENTRE & BRAMLEY RAILWAY STATION.

Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Bond: £1096.00 / Council Tax Band: A / EPC Rating: D



GROUND FLOOR:

Living Room:

Fitted Kitchen:

Utility Room:

FIRST FLOOR:

Shower room / WC

Bedroom One:

Bedroom Two:

Bedroom Three:

TO THE OUTSIDE:

Gardens:

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0165-3955-3200-5765-3204>

EPC Rating / Council Tax Band / Security Bond:

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

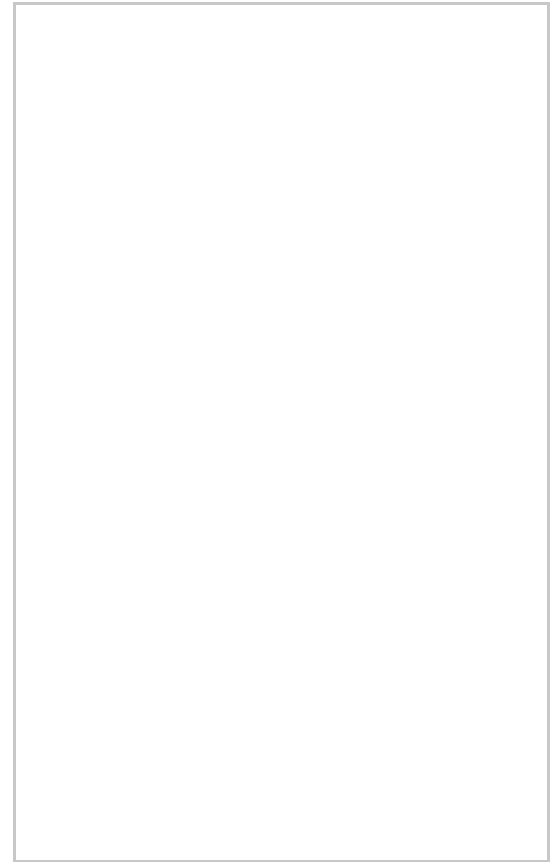
Other permitted payments may include:

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

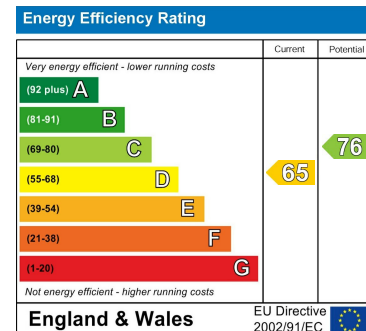
Area Map



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.