



69 Cliffe Park Crescent

Wortley, Leeds, LS12 4XA

£695 Per Month



*TO LET **AVAILABLE NOW ** ONE BEDROOM FIRST FLOOR FLAT *** POPULAR RESIDENTIAL AREA ** FITTED WARDROBES ** DOUBLE GLAZING ** GARDEN AREA TO THE REAR ** PARKING ** REQUIRED DEPOSIT: £800.00 * COUNCIL TAX : A

* AVAILABLE NOW * A well presented ONE BEDROOM FLAT situated amidst similar style property on the ever popular Cliff Park estate and conveniently situated for local amenities and access to public transport. The property benefits from DOUBLE GLAZING, FITTED WARDROBES and a GARDEN AREA. An ideal property for anyone wishing to rent a property within commuting distance of Leeds City centre, the M62 and surrounding areas. Internal viewing is highly recommended. To arrange a viewing contact our office on 0113 2311 033 / sales@kathwells.com. Required Deposit £800.00.

EPC Rating: C. Council Tax:A



Entrance Hallway:

Access via a part glazed UPVC rear entrance door, stairs leading to the first floor.

Entrance Vestibule:

Access to the loft space.

Living Room: 15'04" x 10'01" (4.67 x 3.07)

Double glazed window to the front elevation, a wood fire surround, marble back and hearth, coal effect gas fire

Fitted Kitchen: 6'08" x 9'02" (2.03 x 2.79)

A range of wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, stainless steel sink and drainer, fridge freezer, washing machine, cooker, double glazed window to the front elevation

Bedroom: 13'08" x 12'10" (4.17 x 3.91)

Double glazed window to the rear elevation, wall mounted gas heater, fitted sliding door wardrobe providing useful storage space.

Shower Room / WC: 7'05" x 6'00" (2.26 x 1.83)

A three piece suite in white comprising of a shower cubicle with an instant shower, a vanity unit with a wash basin over and a double flush WC, extractor fan, vinyl floor covering, fully tiled walls.

TO THE OUTSIDE:

Rear Garden:

There is a paved garden to the rear with a tap and lighting.

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7994-0022-0278-2717-5204>

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.

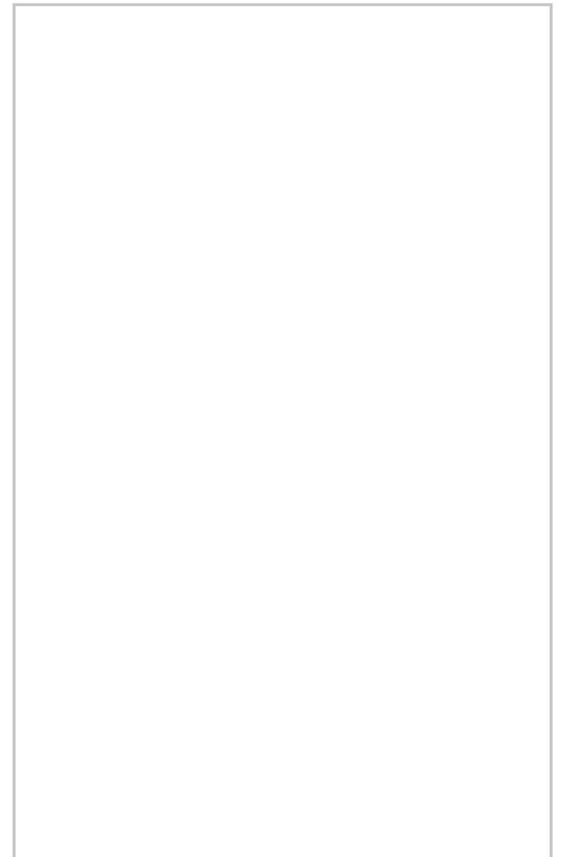
Council Tax: A

<https://www.tax.service.gov.uk/check-council-tax-band/property/9e56a257-db7b-e79d-2f49-e841ea01749d>

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.