

11 Low Moor Side Lane Leeds



2 Bedroom Cottage - Terraced £1,150 Per Month

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
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Poplar View Cottage, 11 Low Moor Side Lane, New Farnley, Leeds, West Yorkshire, LS12 5HU
GROUND FLOOR:

Living Room:



Open plan stairs to the first floor, log burning stove

Fitted Kitchen:



Built under electric oven / grill, electric hob, American style fridge / freezer, automatic washing machine, space for a dining / breakfast table

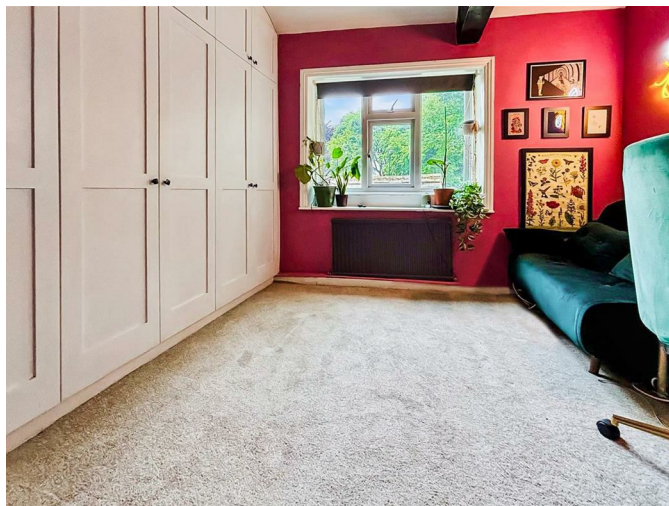
FIRST FLOOR:

Bedroom One:



A range of fitted wardrobes, ample space for a range of bedroom furniture

Bedroom Two:



A range of fitted wardrobes, ample space for a range of bedroom furniture

Shower Room / WC:



A modern white suite, wash basin set into a vanity unit, low flush WC, walk-in shower area with a glazed side screen

TO THE OUTSIDE:



Garden:



A good sized cottage garden with paved areas, low maintenance areas, a variety of planting, trees and shrubs

Off Street Parking / Driveway:



A driveway provides useful off street parking for several family sized cars

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8206-7326-4060-1527-6996>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

Security Bond Required:

Security Bond Required £1,269.00

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

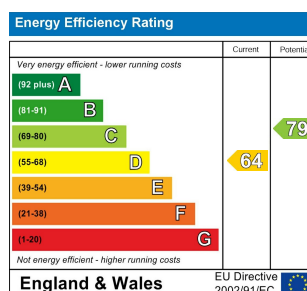
England's base rate from the date the rent falls due, until the date it is paid)

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.



Floor Plan