



£1,200 Per Month

11 Coach Road, New Farnley, Leeds, West Yorkshire, LS12 5JA

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*COMING SOON - AVAILABLE MID JULY * UNFURNISHED ** VILLAGE LOCATION ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** THREE BEDROOMS ** LOFT ROOM ** GARDENS TO THREE SIDES ** GARAGE ** REQUIRED DEPOSIT £1384.00 *

TO LET is this THREE BEDROOM SEMI DETACHED situated in a very popular residential area of NEW FARNLEY close to local village amenities such as shops, schools and bus routes / transport links to surrounding areas. The property is UNFURNISHED and benefits include DOUBLE GLAZING, GAS CENTRAL HEATING (with a Combination Boiler), OFF STREET PARKING, a DETACHED GARAGE to the front and GARDENS to three sides.

The property would be ideal for a variety of people wishing to live within commuting distance of Leeds / Bradford, the M62 and other West Yorkshire motorways. Early internal viewing is highly recommended. Contact our office on 0113 2311 033 or sales@kathwells.com to arrange a viewing. The required deposit will be £1384.00. EPC Rating: D

Ground Floor:

Entrance Hallway:

Stairs to the first floor

Living / Dining Room:

Double glazed window to the front and rear, laminated wood floor, central heating radiator

Fitted Kitchen:

A range of fitted units, built in electric oven, UPVC door leading to the rear garden

First Floor:

Landing:

Stairs leading to the second floor loft room

Bedroom One:

Double glazed window to the front elevation, central heating radiator

Bedroom Two:

Double glazed window to the rear elevation, central heating radiator

Bedroom Three:

Double glazed window to the front elevation, central heating radiator

Bathroom / WC:

A three piece suite in white, double glazed window to the rear elevation

Second Floor:

Loft Room:

Velux window to the rear elevation

To The Outside:

Gardens:

There are gardens to front, side and rear

Garage:

There is a detached garage to the front

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0664-2825-7596-9421-6525>

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.

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

Please use the postal code LS12 5JA in Sat. Nav. Number 11 Coach Road can be found signified by our TO LET SIGN

