



32 Roseneath Place

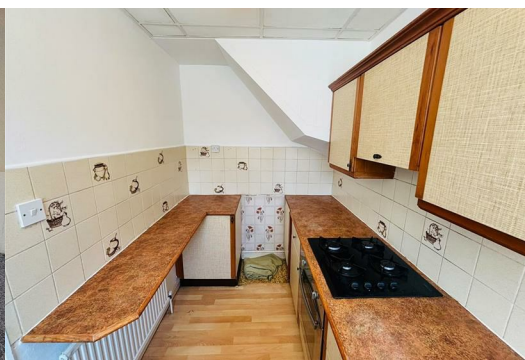
Wortley, Leeds, LS12 4EA

£695 Per Month



* NEW ON THE MARKET TO LET ** UN-FURNISHED ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** GARDEN ** BOND £800 *

Being Offered TO LET is this One Bedroom Middle Terrace Property that is situated in one of the more popular residential areas of Wortley close to local amenities such as shops, schools and bus routes to surrounding areas and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, a GARDEN and a FOUR PIECE BATHROOM SUITE. Early Internal Viewing is highly recommended to fully appreciate the benefits that this property has to offer. Viewings can be arranged by contacting the office on 0113 231 1033 / 0113 2523 322 / sales@kathwells.com. BOND £500. EPC Rating: C



Dining Living Room: 17'11" x 11'07" (5.46 x 3.53)

Fitted Kitchen: 12'03" x 6'11" (3.73 x 2.11)

Cellar:

FIRST FLOOR:

Landing:

Bedroom One: 11'06" x 8'10" (3.51 x 2.69)

4 Piece Bathroom / WC: 10'07" x 6'11" (3.23 x 2.11)

TO THE OUTSIDE

Gardens:

Epc Link: Council Tax Band:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6332-4722-6209-0127-2296>

Council Tax Band A

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.

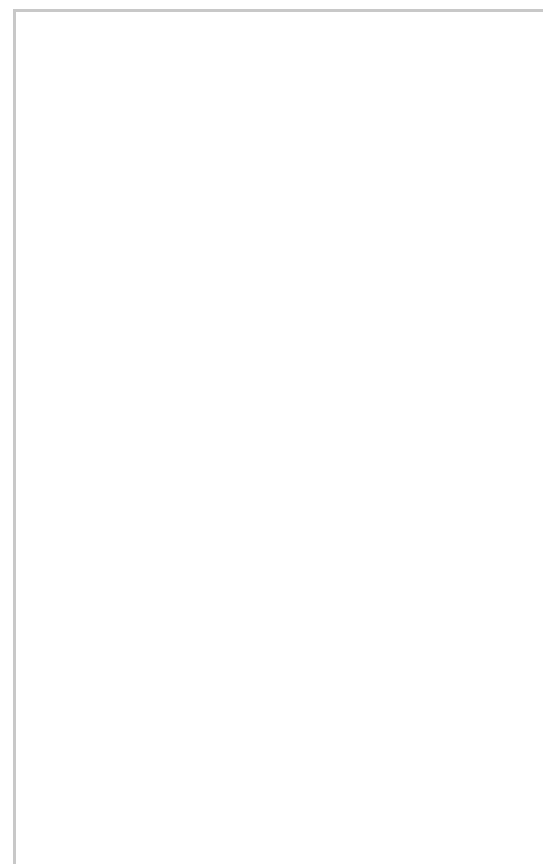
Security Bond:

£850.00 Bond.

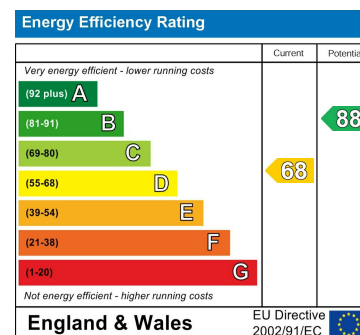
Area Map



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.

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