

# KATH WELLS

ESTATE AGENTS & VALUERS



## 17 Thornton Grove, Leeds, LS12 3JB

**£695 Per Month**

**\* TO LET \*\* AVAILABLE EARLY MAY \*** Early internal viewing is highly recommended for this TWO BEDROOM BACK TO BACK TERRACE situated amidst similar style property in a popular residential area of Armley. This property would make an ideal home for a variety of tenants.

This property benefits from having GAS CH, Double Glazing, and a NEW BOILER (fitted September 23).

The property is street fronted and briefly throughout comprises of a LIVING ROOM with stairs rising to the first floor and a fireplace and hearth, a FITTED KITCHEN with a range of cabinets, a built under electric oven / grill, an electric hob and an extractor fan, and CELLARS providing useful storage space. To the first floor there is a LARGE DOUBLE BEDROOM with built-in storage and fitted wardrobes, and a BATHROOM / WC with a modern white suite and a plumbed shower over the bath. Stairs rise from the LANDING to the second floor where there is a further DOUBLE BEDROOM with space for bedroom furniture. Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

EPC Rating: D / Council Tax Band: A / Security Bond Required £800.00

## GROUND FLOOR:

### Living Room:



Access via a front entrance door, double glazed window, fireplace and hearth, central heating radiator, ceiling mouldings, television point, laminated flooring, stairs rising to the first floor

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset stainless steel sink and drainer, built under electric oven / grill, electric hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, access to the cellars

### Storage Cellars:

A useful storage area accessed from the fitted kitchen

## FIRST FLOOR:

### Landing:

Access to the second floor accommodation, central heating radiator

### Bedroom One:



A good sized double bedroom with ample space for bedroom furniture, fitted wardrobes with sliding mirrored doors, built-in storage cupboard, central heating radiator, original feature fireplace

### Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, low flush WC, wash basin, central heating radiator, tiling to the walls and floor

## SECOND FLOOR:

### Bedroom Two:



A good sized double bedroom, double glazed window, central heating radiator

### TO THE OUTSIDE:

The property is 'street fronted'.

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9600-3780-0622-0302-3443>

### EPC Rating & Council Tax Band:

EPC Rating: D / 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

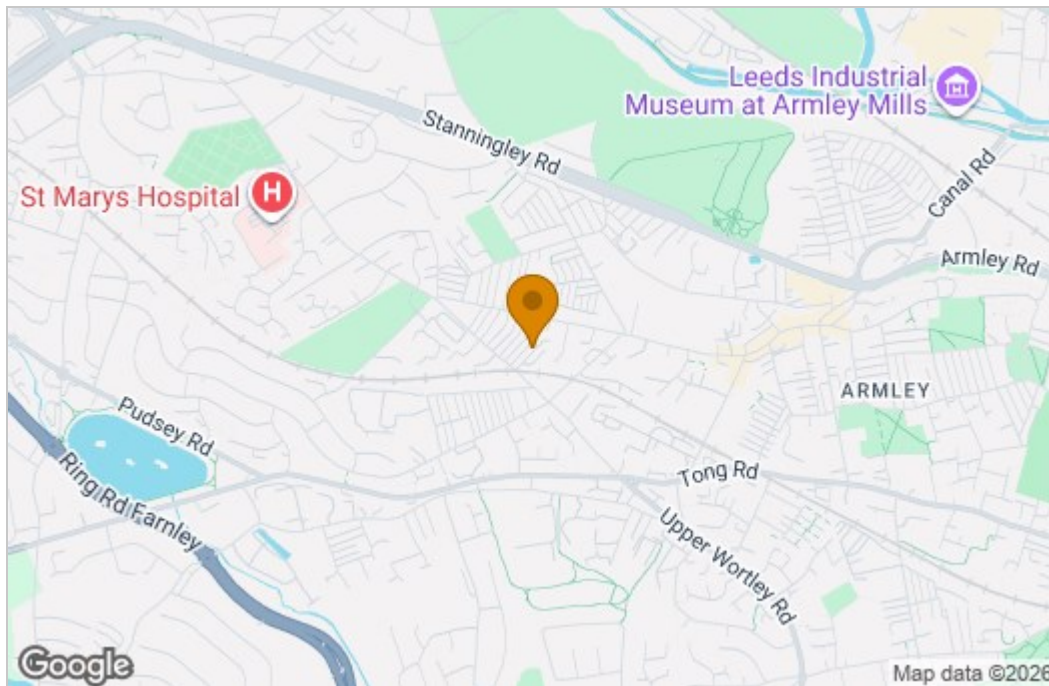
Other permitted payments may include:

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

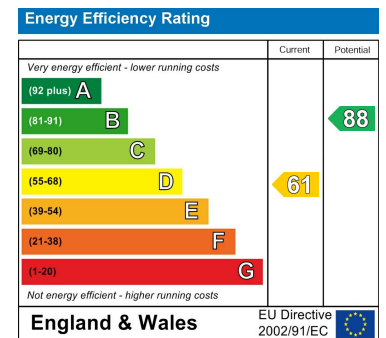
# Ground Floor



## Area Map



## 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.