

KATH WELLS

ESTATE AGENTS & VALUERS



59 Fieldway Avenue, Leeds, LS13 1ED

£875 Per Month

*** AVAILABLE FROM END OF AUGUST ** TWO BEDROOM FIRST FLOOR APARTMENT ** WHITE GOODS INCLUDED ** DOUBLE GLAZING ** GAS CENTRAL HEATING
** DEDICATED PARKING ** SECURE COMMUNAL ENTRANCE ** BOND £900 ** MUST BE VIEWED!! ** EPC RATING C ** COUNCIL TAX BAND B ***

This TWO BEDROOM FIRST FLOOR APARTMENT situated within easy access to Horsforth Town Street, Leeds City Centre and West Yorkshire Motorway Links. The property benefits from two good size BEDROOMS, GAS CENTRAL HEATING, DOUBLE GLAZING Modern Fitted Kitchen and Bathroom, a DEDICATED PARKING SPACE and GARDENS, WHITE GOODS MAY BE INCLUDED

Early internal viewing is highly recommended to avoid disappointment and to fully appreciate the benefits and potential that the property has to offer. To arrange a viewing contact our office on 0113 2311 033 or sales@kathwells.com.

Council Tax Band: B / EPC Rating: C

GROUND FLOOR:

Communal Entrance:

Entrance Hallway:



Living Room:



Fitted Kitchen:



Bathroom / WC:



Bedroom One:



Bedroom Two:



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.

TO THE OUTSIDE:



Parking Space:

EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2609-0922-1270-4542-6200>

Permitted Payment (S):

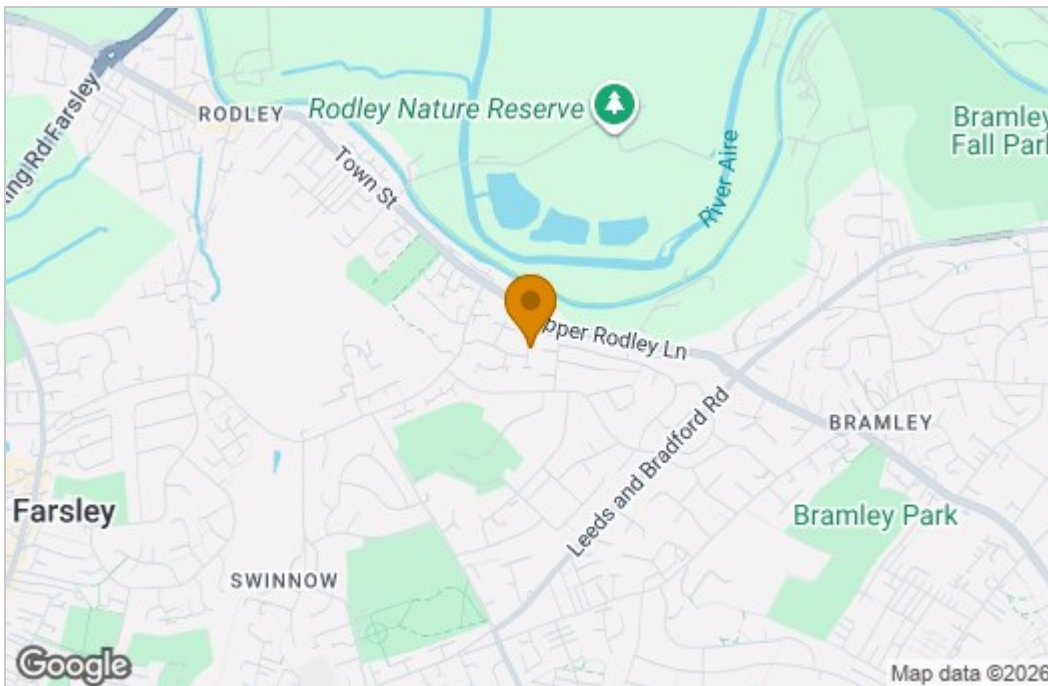
As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

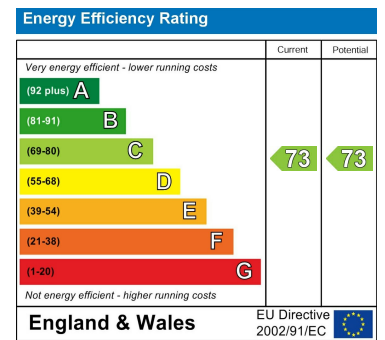
- i) A Holding Deposit: capped at 1 week's rent

Floor Plan

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.