



107 Leysholme Crescent

Wortley, Leeds, LS12 4HH

£1,150 Per Month



*** NEW TO LET ** UNFURNISHED** MODERN FITTED KITCHEN & BATHROOM ** TRIPLE GLAZING ** CENTRAL HEATING** GARDENS TO FRONT AND REAR ** POPULAR LOCATION ** WELL PRESENTED THROUGHOUT ** MUST BE VIEWED!! ***

An opportunity has arisen to rent this TWO BEDROOM SEMI DETACHED BUNGALOW situated in a very sort residential area of Wortley, close to local amenities such as shops, schools and bus routes to surrounding areas. The property benefits from TRIPLE GLAZING, GAS CENTRAL HEATING, MODERN FITTED KITCHEN & BATHROOM, DRIVEWAY, and a LARGE REAR GARDEN. Decorated to a very good standard throughout and WHITE GOOD INCLUDED, wishing to rent within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. 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. EPC B and Council tax B The Bond required for this property is £1,326.00



Side Entrance Hallway:

Living Room: 14'07" x 13'10" (4.45 x 4.22)

Fitted Kitchen: 13'02" x 7'02" (4.01 x 2.18)

Bedroom One: 10'11" x 8'11" (3.33 x 2.72)

Bedroom Two: 11'03" x 6'00" (3.43 x 1.83)

Hallway:

BATHROOM / WC: 7'04" x 4'07" (2.24 x 1.40)

Loft Room / Study: 24'04" x 9'08" (7.42 x 2.95)

TO THE OUTSIDE:

Gardens:

Garage:

Driveway:

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.

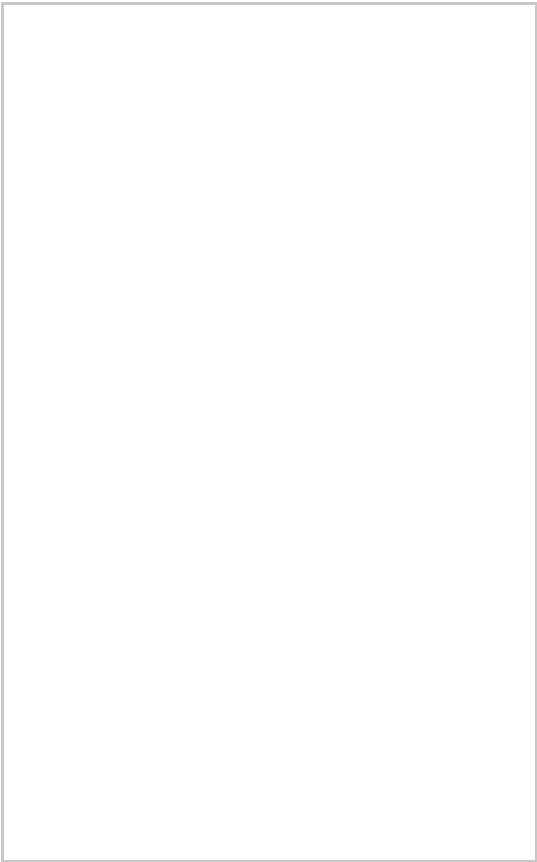
EPC Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2488-4190-2692-7265>

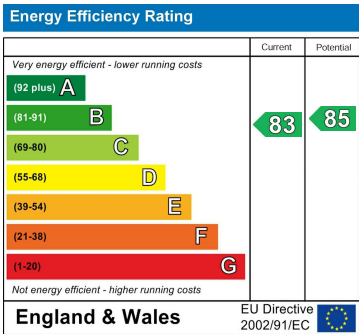
Area Map



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.