





£900 Per Month

21 Cecil Grove, Armley, Leeds, West Yorkshire, LS12 2AW

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A spacious two-bedroom terraced property located in a popular residential area of Armley. The property offers two good-sized double bedrooms, a modern fitted kitchen complete with washing machine, fridge-freezer and built-in electric oven, as well as a newly fitted bathroom. Further benefits include a front garden, double glazing, central heating and an energy-efficient A+ rated boiler.

Conveniently situated close to Armley Town Street, with a variety of local shops and amenities within walking distance. The property also benefits from excellent transport links to Leeds, Bradford, Huddersfield and Halifax, with easy access to Leeds City Centre, the M621 and Leeds Ring Road. Armley Park, woodland walks and the Leeds-Liverpool Canal are all approximately a five-minute walk away.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Bond: £1,038 | EPC Rating: E

Living Room:
14'00" x 12'10" (4.27 x 3.91)

Fitted Kitchen:

Cellars:

TO THE FIRST FLOOR:

Landing:

Bedroom One:
14'02" x 12'02" (4.32 x 3.71)

Bathroom / WC:
9'06" x 7'02" (2.90 x 2.18)

TO THE SECOND FLOOR:

Bedroom Two:
14'05" x 10'05" (4.39 x 3.18)

TO THE OUTSIDE:

Garden:

Views:

Permitted payment(s):
As well as paying the rent, you may also be required to make the following permitted payments:

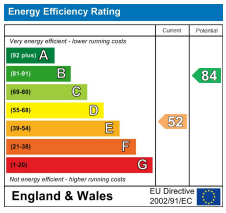
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate 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.

Disclaimer;
Please note photos are for guidance only, if you are in any doubt as to what is included with the Let (i.e. furniture, appliances etc) you should seek further advice and clarification prior to submitting your application.

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 2AW in Sat. Nav. Number 21 Cecil Grove can be found signified by our TO LET SIGN

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