



## 41 Finkle Lane

Gildersome, Leeds, LS27 7DX

£895 PCM



\* AVAILABLE NOW \*\* TO LET \*\* TWO BEDROOM END STONE TERRACE \*\* MODERN INTERIOR THROUGHOUT \*\* NEW DECORATIONS\*\* NEW CARPETS & FLOORING THROUGHOUT\*\*NEW WINDOWS\* FITTED KITCHEN & BATHROOM \*\* COMBI BOILER & CH \*\* CELLAR \*\* VIEWING HIGHLY ADVISED \*\* BOND £1030 Council Tax Band A \*

Ideally located for local shops and buses, as well as the nearby motorway network and Birstall Retail Park, this property is of a HIGH STANDARD THROUGHOUT and is not to be missed. The property benefits from GAS CH (with a COMBI Boiler), DOUBLE GLAZING. Briefly throughout the accommodation comprises of an ENTRANCE HALLWAY, a LIVING ROOM, a FITTED DINING KITCHEN , TWO BEDROOMS, a BATHROOM / WC and a large CELLAR. To the front of the property there is a small pebbled garden, to the side a long driveway leading to a DETACHED GARAGE, and to the rear there is an enclosed garden with a paved patio area. Security BOND £1030.00, EPC Rating: D



**GROUND FLOOR:**

**Entrance Hallway:**

Composite front door, stairs to first floor.

**Living Room: 14'11" x 11'11" (4.55 x 3.63)**

Double glazed window to front, central heating radiator, fireplace and hearth, internal door leading to kitchen.

**Dining Kitchen: 13'02" x 9'00" (4.01 x 2.74)**

Double glazed window to rear, part glazed rear door, range of wall and base units, work surfaces, single drainer, one and 1/2 bowl sink unit with cupboards below, inset electric oven, gas hob and extractor hood, central heating radiator, steps down to the cellar, rear door into garden.

**Cellars:**

A Large useful storage area

**FIRST FLOOR:**

**Landing:**

Double glazed window to side, access to the first floor accommodation

**Bedroom One: 14'01" x 1'02" widening to 15'00" (max) (4.29 x 0.36 widening to 4.57 (max))**

Double glazed windows to front, central heating radiator.

**Bedroom Two: 9'03" x 7'06" (2.82 x 2.29)**

Double glazed window to rear, central heating radiator.

**Bathroom / WC:**

A white suite comprising of panelled bath with Triton shower unit and screen, pedestal wash hand basin, low flush W.C, tiled flooring, central heating radiator, double glazed window to side.

**TO THE OUTSIDE:**

**Gardens:**

There is a pebbled front garden and a lawned rear garden with paved patio area.

**Driveway / Garage:**

A driveway / access runs to the side of the property providing access to a single detached garage

**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.

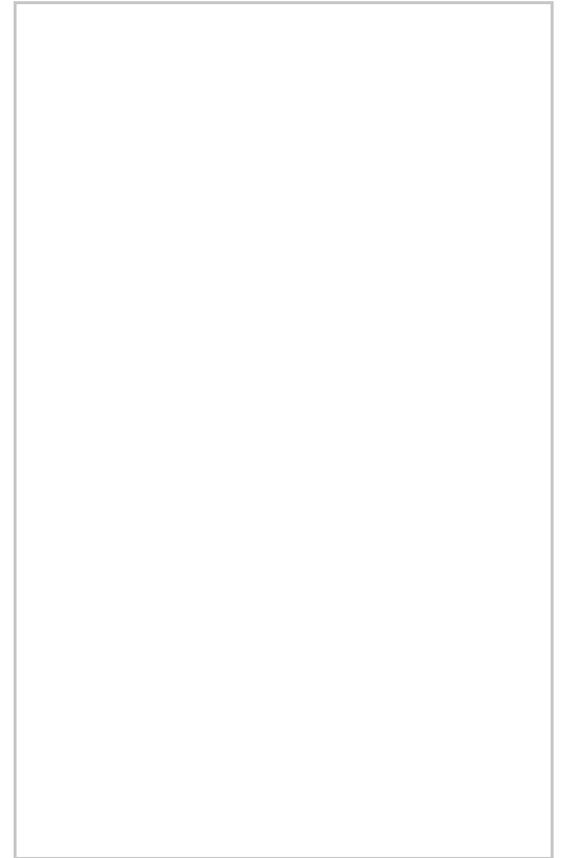
**EPC: & Council Tax Band~**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0665-2809-6777-9621-9855> Council Tax Band A

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.