



Flat 1, 29 Dixon Lane

Wortley, Leeds, LS12 4RR

£650 Per Month



*** TO LET *** Early internal viewing should not be missed for this **ONE BEDROOM GROUND FLOOR APARTMENT** providing a **MODERN LIVING SPACE** ideal for a single person or young couple. The apartment benefits from having a **FITTED KITCHEN** with a modern extractor hood, a built under oven with an electric hob, a modern **SHOWER ROOM / WC** with a walk-in shower and a white suite; and a **DOUBLE BEDROOM**.

This property is conveniently situated for access to **LEEDS CITY CENTRE** and the motorway network. Internal viewing can be arranged by contacting the office Bond £750.00. EPC Rating: E. Council Tax Band: A



Communal Entrance:

Living / Dining Room:

Inner Hall:

Fitted Kitchen:

Shower Room / WC:

Bedroom One:

TO THE OUTSIDE:

Shared Entrance:

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.

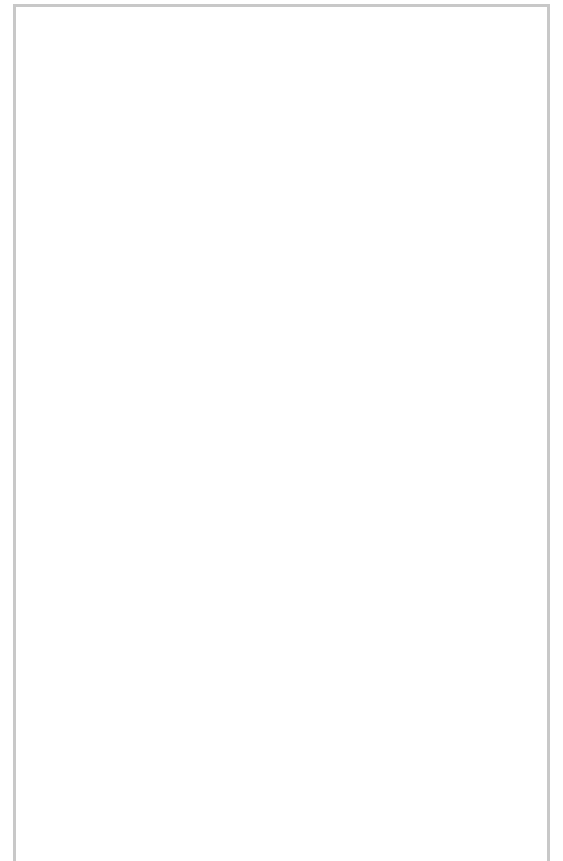
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2790-9255-0022-4028-0903>

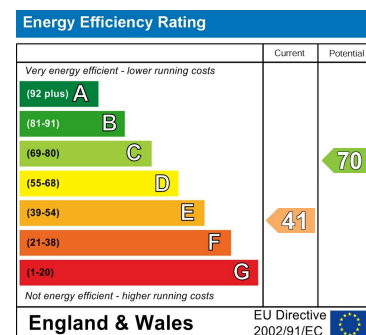
Area Map



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.