KATH | WELLS

ESTATE AGENTS & VALUERS



3 Chiltern Court

Rodley, Leeds, LS13 1PT

£1,300 Per Month

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* DONT MISS THIS ONE * * TO LET * * AVAILABLE NOW * * THREE BEDROOM MEWS STYLE *
* UNFURNISHED * * OFF STREET PARKING * * DEPOSIT £1600 *

Situated in a popular residential area of Rodley making an ideal family home. The property benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING as well as OFF STREET PARKING.

Briefly throughout and to the ground floor the property comprises of a ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a fire place & hearth with an inset fire & a FITTED DINING KITCHEN with access to the rear as well as a good range of fitted kitchen units.

The first floor comprises of a good sized LANDING with access to a useful loft space, TWO DOUBLE BEDROOMS (one of which has fitted wardrobes), a SINGLE BEDROOM & a BATHROOM / WC with a panelled bath with a plumbed shower above.







GROUND FLOOR:

Entrance Hallway:
Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor

Living Room:
Double glazed window, fire place & hearth with an inset fire, television point, central heating radiator

Fitted Dining Kitchen:
Double glazed sliding door to the rear garden. double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, storage cupboard

FIRST FLOOR:

Landing:
Access to the first floor accommodation, access to a loft space

Bedroom One:
Double glazed window, fitted wardrobes, storage cupboard, central heating radiator

Bedroom Two:
Double glazed window, central heating radiator

Bedroom Three:
Double glazed window, central heating radiator

Bathroom / WC:
Double glazed Velux window, panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator

TO THE OUTSIDE:

Gardens:
The rear garden is tiered and comprises of a decked patio, a lawn & the garden is fully enclosed. The front garden is low maintenance.

Off Street Parking / Driveway / Double Garage:
A driveway provides useful off street parking for two family sized cars. A large garage (which has an electric garage door as well as power & lighting), provides an additional space and would make a great outside storage space. It can also be converted into a large utility room or workshop.

Council Tax Band & EPC Rating:
Council Tax Band: D / EPC Rating: C

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

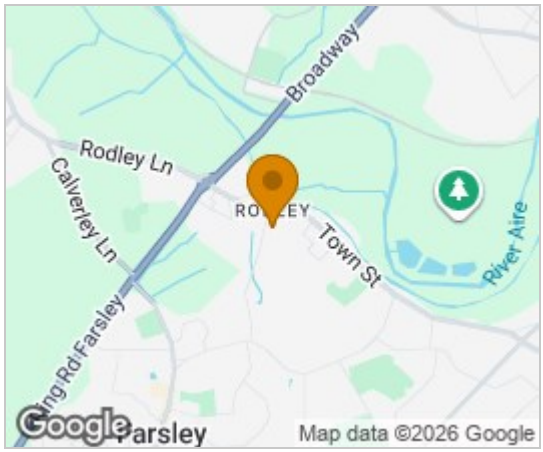
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate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

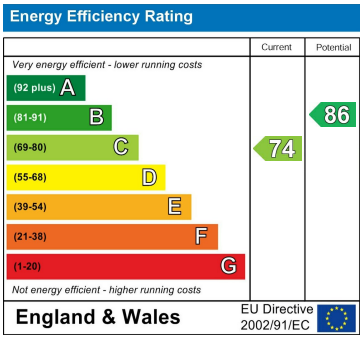
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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