KATH | WELLS

ESTATE AGENTS & VALUERS



# 63 Redhall Crescent

## Beeston, Leeds, LS11 8DY

## £795 Per Month

1 1 1 C

* TO LET * * AVAILABLE SOON - ASK AGENT *

Dont miss this ONE BEDROOM TOWN HOUSE situated in a popular residential area which is conveniently located for access to Leeds City centre and the motorway network. This property benefits from having DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly throughout the property comprises of an ENTRANCE VESTIBULE, a good sized LIVING ROOM , FITTED KITCHEN with fitted wall, drawer & base units, and a range of INTEGRAL KITCHEN APPLIANCES (electric oven / grill, fridge / freezer, gas hob, extractor hood), a good sized DOUBLE BEDROOM with space for a range of bedroom furniture, and a BATHROOM/ WC, a low flush WC and a wash basin. Externally there are GARDEN AREAS to the front and rear. The rear garden has a paved seating area, a lawn, and a garden shed. There are parking spaces opposite the property. Local amenities and bus routes to surrounding areas are within walking distance. The security bond required for this property is £915.00
Council Tax Band: A / EPC Rating: C







**GROUND FLOOR:**

**Entrance Porch:**

**Open Plan Living Room:**

**Fitted Kitchen:**
Wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, gas hob, extractor hood, fridge / freezer)

**FIRST FLOOR:**

**Landing:**

**Bedroom:**
A good size double bedroom

**Bathroom / WC:**

**TO THE OUTSIDE:**

**Gardens:**
Gardens front & rear

**Parking:**
There is on street parking space opposite the property

**EPC Link:**
https://find-energy-certificate.service.gov.uk/energy-certificate/0536-9720-7609-0407-7226

**Council Tax Band: A & EPC Rating: C**
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**Permitted Payment(s):**
As well as paying the rent, you may also be required to make the following permitted payments:

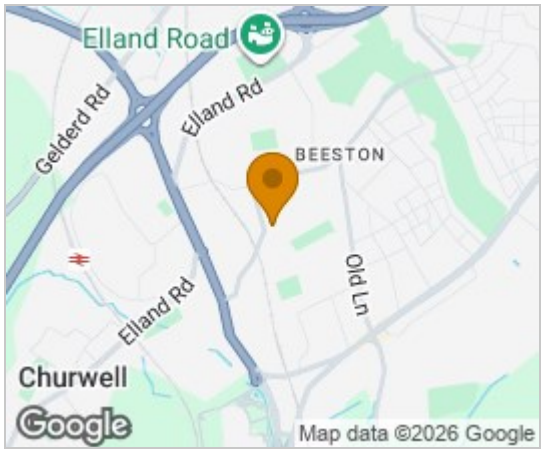
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate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

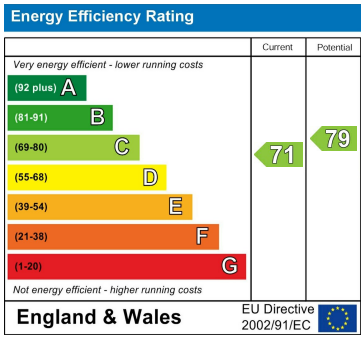
**Disclaimer:**
Please note photos are for guidance only, if you are in any doubt as to what is included with the Let ( i.e. furniture, appliances etc) you should seek further advice and clarification prior to submitting your application.

## 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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