



£795 Per Month

15 Western Grove, Wortley, Leeds, West Yorkshire, LS12 4ST

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\* TO LET \* \* AVAILABLE EARLY OCTOBER \* \* UNFURNISHED \* \* POPULAR LOCATION \* \* CLOSE TO LOCAL AMENITIES & PARK LAND \* \* WELL MAINTAINED THROUGHOUT \* \* GAS CENTRAL HEATING \* \* DOUBLE GLAZING \* \* REAR GARDEN \* \* VIEWING ADVISED \* \* BOND £915.00 \*

AVAILABLE EARLY OCTOBER . Viewing is highly recommended for this WELL MAINTAINED TWO BEDROOM END TERRACE TO LET in a popular location in LS12. To the ground floor the property benefits from having an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a modern fire place and a FITTED KITCHEN with a range of wall and base storage units The first floor has a DOUBLE BEDROOM, a further SINGLE BEDROOM and a BATHROOM / WC. The property is adjacent to local parkland, a short walk from well regarded primary schools and local amenities and a short drive from Leeds City centre and the M62 / M621 motorways. With the added benefits of DOUBLE GLAZING and GAS CENTRAL HEATING. Internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: E Council Tax : A

## Ground Floor:

## Entrance Hallway:

## Living Room:

17'08" x 12'00" (5.38 x 3.66)

## Fitted Kitchen:

13'08" x 5'09" (4.17 x 1.75)

## TO THE FIRST FLOOR:

## Landing:

## Bedroom One:

15'01" x 10'05" (4.60 x 3.18)

## Bedroom Two:

9'11" x 6'04" (3.02 x 1.93)

## Bathroom/ WC:

7'03" x 5'05" (2.21 x 1.65)

## TO THE OUTSDIE:

## Park Adjacent To The Property:

## Rear Garden:

## 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 : E

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## Council Tax: A

## 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

From our Wortley Office proceed across Lower Wortley Road into Western Grove where no 15 can be signified by our For Sale Board.

