KATH | WELLS

ESTATE AGENTS & VALUERS



5 Leysholme Terrace

Wortley, Leeds, LS12 4HL

£1,000 Per Month

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TO LET -AVAILABLE NOVEMBER is this well presented THREE BEDROOM SEMI DETACHED property which is situated in a popular residential area of Wortley.

The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, A MODERN SHOWER ROOM / WC and OFF STREET PARKING. Local amenities and bus links to surrounding areas are within walking distance.

To the ground floor the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a DINING AREA a FITTED KITCHEN with a range of fitted cabinets and storage (a built-under electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine). To the first floor there is a DOUBLE BEDROOM, TWO SINGLE BEDROOMS and a SHOWER ROOM / WC with a modern white suite and a plumbed shower. Externally the property has GARDENS to the front and rear & a DRIVEWAY providing useful OFF STREET PARKING for TWO TO THREE cars. Situated amidst similar style property in a popular residential area, this property is only a short drive to Leeds City centre, the M621 Motorway network, and Bramley Railway Station making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com.Council Tax Band: B / EPC Rating: D / Security Bond: £1095.00







GROUND FLOOR:

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

Living Room / Dining Area:
Double glazed window, television point, central heating radiator, ample space for a range of living room & dining room furniture

Fitted Kitchen:
Double glazed window, part glazed rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under electric oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

FIRST FLOOR:

Landing:
Access to first floor accommodation

Bedroom One:
Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:
Double glazed window, central heating radiator

Bedroom Three:
Double glazed window, central heating radiator

Shower Room / WC:
Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin,

TO THE OUTSIDE:

Gardens:
The front garden is enclosed and provides useful off street parking. The rear garden is mainly laid to lawn, has a block paved patio and is fully enclosed

Off Street Parking / Driveway:
A driveway provides useful off street parking for two or three cars

Council Tax Band / EPC Rating / Security Bond:
Council Tax Band: B / EPC Rating: D / Security Bond: £980.00

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2532-4921-3100-0309-9206

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:

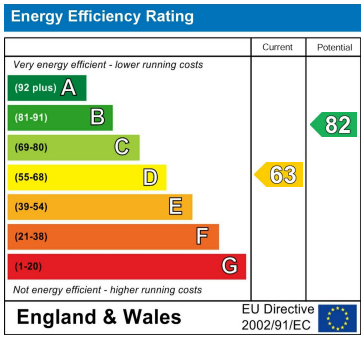
i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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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