



56 Kirkdale Crescent Leeds



3 Bedroom House - Semi-Detached £975 Per Month

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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Web Site
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sales@kathwells.com

**56 Kirkdale Crescent, Wortley, Leeds,
West Yorkshire, LS12 6AS**

GROUND FLOOR:

Entrance Porch:

Hallway:

Living Room:
13'02" x 11'01"



Fitted Dining Kitchen:
15'03" x 11'02"



FIRST FLOOR:

Landing:

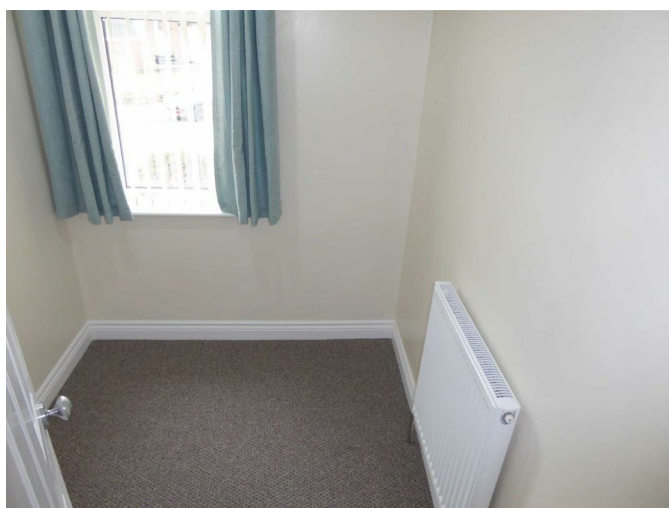
Bedroom One:
11'05" x 11'06"



Bedroom Two:
10'04" x 10'08"



Bedroom Three:
7'04" x 5'08"



Shower Room / WC:
7'04" x 6'00"



TO THE OUTSIDE:

Gardens:



Drive/ Off Road Parking:



Permitted Payments(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/2798-8066-7287-5803-7904>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan