



127 Ring Road

Lower Wortley, Leeds, LS12 6LA

£1,250 Per Month



Available from June 2024, Part Furnished (can include x 2 sofas, 1 double bed, 1 single bed, drawer and bedside cabinets & items can be removed if not required., NO WHITE GOODS INCLUDED), Gas CH & DG, Downstairs WC, Spacious Rooms, Required Deposit: £1300.00, EPC Rating: E, Council Tax Band: B

Available To Let is this SPACIOUS THREE BEDROOM SEMI DETACHED which has been extended to the rear and has a LOFT ROOM. Briefly throughout the property comprises of a HALLWAY with stairs to the first floor, a LIVING ROOM, a spacious FITTED DINING KITCHEN, a REAR PORCH, TWO DOUBLE BEDROOMS ONE WITH FITTED WARDROBES, a BATHROOM / WC with white suite and a FURTHER DOUBLE BEDROOM IN THE LOFT ROOM. Externally the property has GARDENS to the front and rear and OFF STREET PARKING to the rear.

This property is available PART FURNISHED and includes x 2 sofas, 1 double bed, 1 single bed, drawer and bedside cabinets. (items can be removed if not required)

The property is conveniently situated and is within walking distance of local amenities and well regarded schools. The M621 and Leeds City centre are a short drive away. Early 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 Band: B



GROUND FLOOR:

Entrance Hallway:

Downstairs WC:

Fitted Dining Kitchen:

Living Room:

FIRST FLOOR:

Landing:

Bedroom One:

En Suite Shower Room:

Bedroom Three:

Bathroom / WC:

SECOND FLOOR:

TO THE OUTSIDE:

Bedroom Two:

Gardens:

Off Street Parking:

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.

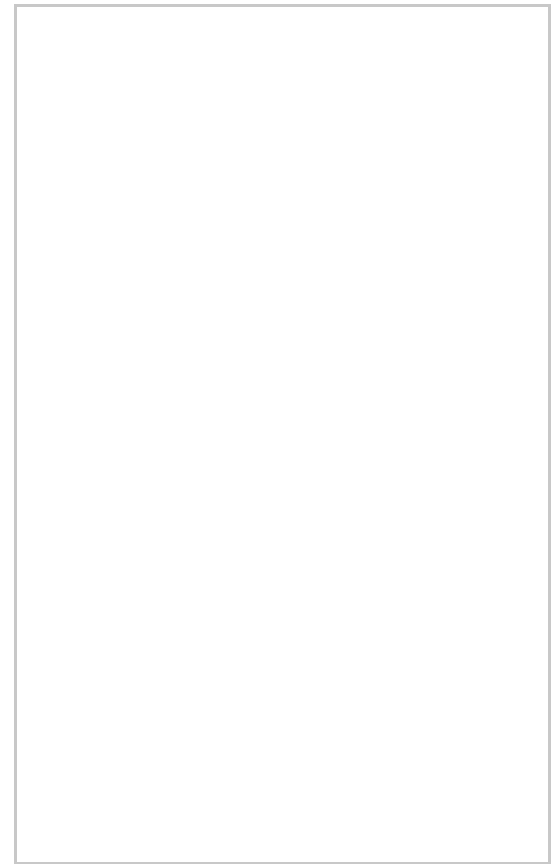
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1337-2525-7200-0287-6206>

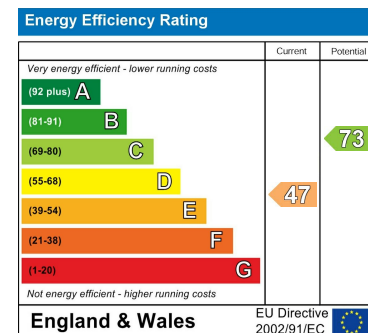
Area Map



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