



£650

21 Chapel Lane, Armley, Leeds, West Yorkshire, LS12 1UT

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\* ONE BEDROOM \*\* PART FURNISHED \*\* GAS CENTRAL HEATING \*\* WALKING DISTANCE TO LOCAL AMENITIES \*\* REQUIRED DEPOSIT : £720.00 \*\* COUNCIL TAX BAND: A \*\* EPC RATING: D \*

Available to rent is this ONE BEDROOM BUNGALOW property. The property is offered FURNISHED ( includes sofa, table, washing machine, fridge freezer, oven & hob, double bed, and wardrobe ) and is located within walking distance from Armley Town Street.

The property is close to all local amenities shops, schools and bus routes / transport links to surrounding areas and early internal viewing is recommended to avoid disappointment and to fully appreciate the potential that the property has to offer.

The Required Bond for the property is £720.00. To arrange a viewing please contact our office on 0113 2311 033 / sales@kathwells.com

## Entrance Hallway:

## Open Plan Living Room / Kitchen:

## Bedroom:

## Shower Room / WC:

## To The Outside:

## Garden:

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4700-5223-0522-7020-0923>

## 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.

## 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

