

KATH WELLS

ESTATE AGENTS & VALUERS



11 Park Crescent, Leeds, LS12 3NL

£895 Per Month

WOW !!! Being offered TO LET is this attractive THREE BEDROOM TERRACED property situated in a popular residential area of Armley. The property has been REFURBISHED / MODERNISED and has a new oven and hob with an extractor above, gas central heating, double glazing, and has been decorated throughout.

To the ground floor the property has a LIVING ROOM and a MODERN FITTED KITCHEN with a good range of fitted wall, drawer & base units, and access to the STORAGE CELLARS. To the first floor there is a large DOUBLE BEDROOM with ample space for a range of bedroom furniture, and a modern BATHROOM / WC with a white suite and a shower over the bath. To the second floor there is a DOUBLE BEDROOM and a further SINGLE BEDROOM.

The property benefits from DOUBLE GLAZING and GAS CENTRAL HEATING and is situated within walking distance of local amenities. Leeds City Centre, Bramley Railway Station and the Motorway Networks are a short drive away. Early internal viewing is highly advised and can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com. Security Bond Required £1,032.00, Council Tax Band: A / EPC Rating: E

GROUND FLOOR:

Living Room:

Fitted Kitchen:



A range of fitted wall, drawer & base units, built under electric oven / grill, extractor hood

Storage Cellars:

FIRST FLOOR:

Landing:

Bedroom One:



Ample space for a range of bedroom furniture

Bathroom / WC:



a modern white suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin, low flush WC

SECOND FLOOR:

Landing:

Bedroom Two:



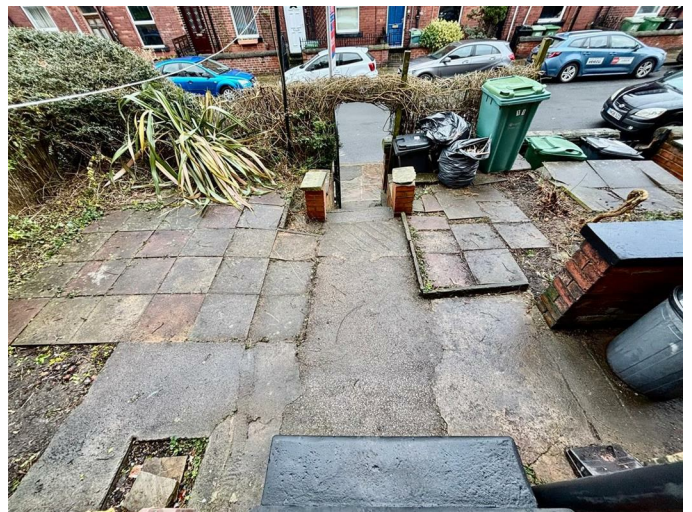
Bedroom Three:



TO THE OUTSIDE:



Gardens:



A low maintenance front garden

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E

EPC Link:

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

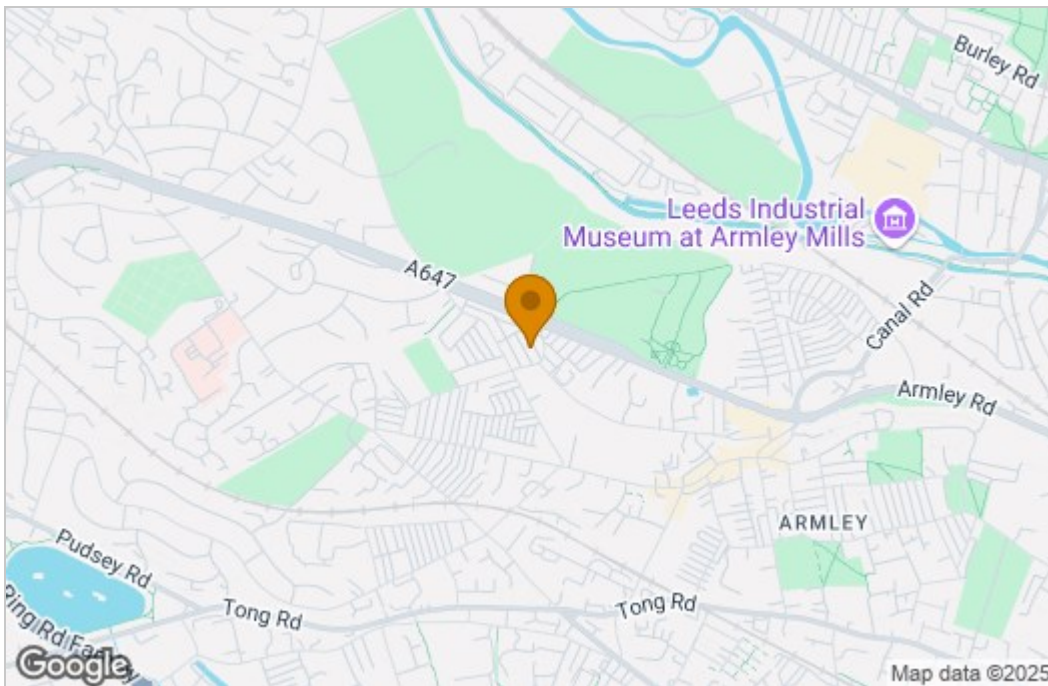
iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

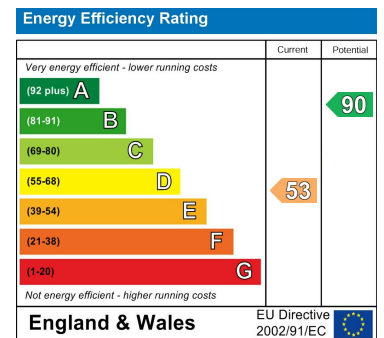
i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Floor Plan

Area Map



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.