

KATH WELLS

ESTATE AGENTS & VALUERS



96 Castle Ings Gardens, Leeds, LS12 5EF

£900 Per Month

Situated in a sought after residential area amidst similar style property, this SEMI DETACHED BUNGALOW would make an ideal home for a variety of tenants. The property has the benefit of DOUBLE GLAZING, GAS CENTRAL HEATING, NEW CARPETS THROUGHOUT, it has been DECORATED THROUGHOUT and has useful OFF STREET PARKING and a GARDEN.

Briefly throughout the accommodation comprises of a HALLWAY, a GOOD SIZED LIVING ROOM with a picture window overlooking the front garden, a FITTED KITCHEN with a good range of cabinets & worksurfaces, a MASTER BEDROOM with ample space for a range of bedroom furniture, a SECOND BEDROOM, and a BATHROOM / WC with a shower over the bath.

Externally a DRIVEWAY provides useful OFF STREET PARKING. There are GARDENS to the front and rear; the rear garden has a storage shed.

New Farnley is an ideal spot for a commuter, situated just 13 minutes from Leeds city centre and with easy access to motorway links and regular bus routes connecting New Farnley to the local area including Pudsey and Leeds City centre. New Farnley is just a 7-minute drive to Bramley Railway Station, which has direct links to Leeds, Bradford, Manchester and York making the major commercial centres of West Yorkshire and beyond easily accessible.

Early internal viewing is highly recommended to fully appreciate the benefits this home has to offer. Viewings can be arranged by contacting the office on 0113 231 1033.

Council Tax Band: B / EPC Rating: tba, Security Bond Required £1,000.00

GROUND FLOOR:

Hallway:

Living Room:



Bedroom Two:



Fitted Kitchen:



Bathroom / WC:



Bedroom One:



TO THE OUTSIDE:



Gardens:



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.

Off Street Parking:



EPC Link:

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: tba

Permitted Payment(s):

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

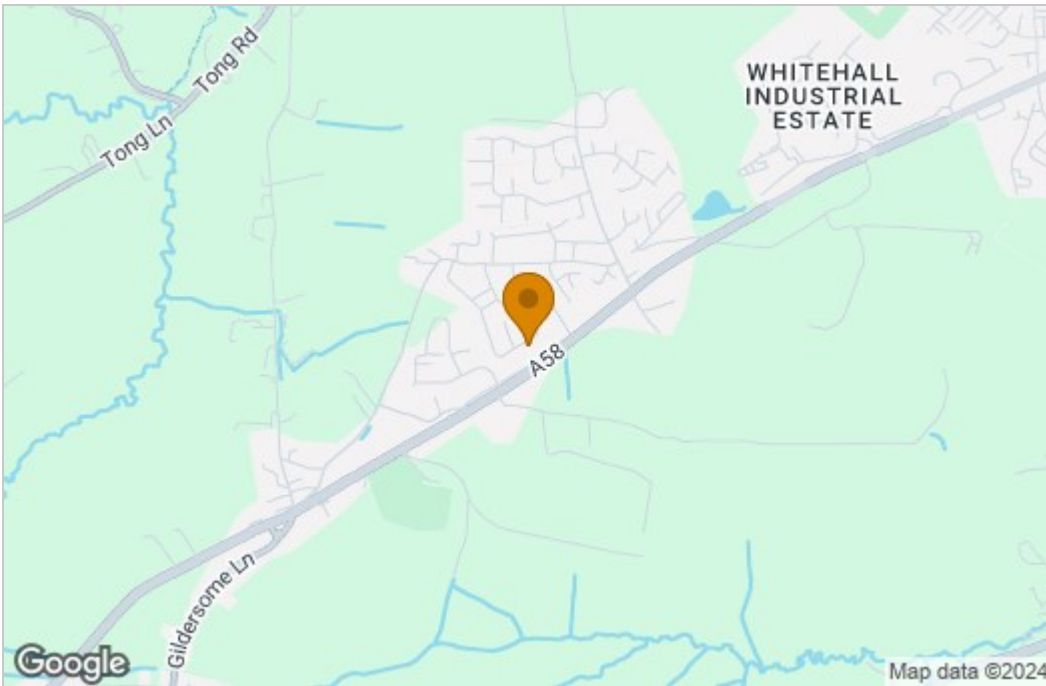
- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

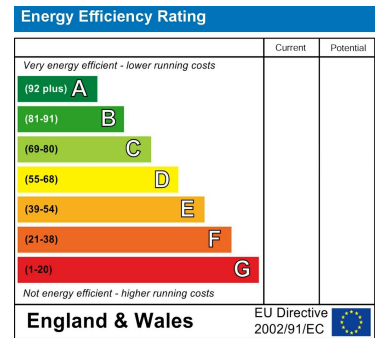
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs

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.