



28 Dunlop Avenue

Farnley, Leeds, LS12 6LE

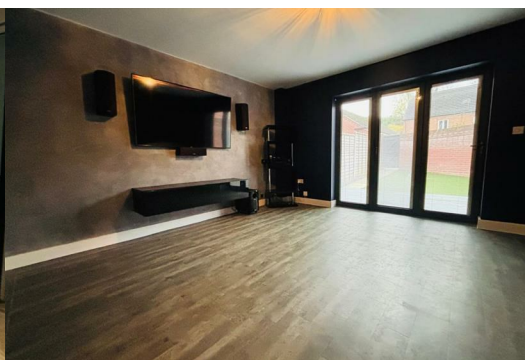
£1,390 Per Month



* AVAILABLE FROM LATE OCTOBER 2025 ** UNFURNISHED (white goods included) ** IMMACULATE CONDITION THROUGHOUT ** VERY WELL PRESENTED ** GAS CH & DG ** FITTED WARDROBES ** OFF STREET PARKING ** GARAGE ** LANDSCAPED REAR GARDEN ** VIEWING HIGHLY RECOMMENDED ** BOND £1,600 *

An Impressive and well presented THREE / FOUR BEDROOM END TOWN HOUSE which includes an OPEN PLAN FITTED DINING KITCHEN with a range of luxury units, a FOURTH BEDROOM and a LUXURY EN-SUITE SHOWER ROOM. Briefly throughout the property comprises of an inviting luxury fitted DINING KITCHEN with INTEGRAL APPLIANCES and stairs to the first floor, a LIVING ROOM with bi folding doors opening onto the rear garden, THREE FIRST FLOOR BEDROOMS (a room has been divided to create Bed 3 and Bed 4), a FAMILY BATHROOM with a white suite, a second floor MASTER BEDROOM with fitted wardrobes and a LUXURY EN-SUITE SHOWER ROOM with under floor heating.

Externally the property has a block paved DRIVEWAY to the front providing useful OFF STREET PARKING and an enclosed landscaped REAR GARDEN with a decked seating area and an artificial lawn. With the added benefits of FITTED WARDROBES, DG & CH, CCTV SECURITY SYSTEM, DEDICATED & OFF STREET PARKING and a SINGLE GARAGE, this property would make an ideal FAMILY HOME. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Council Tax Band: C / EPC Rating: C Security Bond: £1,600.00



GROUND FLOOR:

Fitted Dining Kitchen:

A range of luxury fitted wall, drawer & base units , complimentary work surfaces, brick style tiling to the splash backs, an inset stainless steel sink and drainer with a mixer tap, integrated automatic washing machine, space for a fridge freezer, space for a dryer, fridge / freezer and Five Burner Range Oven

Living Room:

Television and SKY connection points, concealed wiring for the television and sound system

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor, storage cupboard

Bedroom Two:

A venetian polished plaster feature wall, colour changing ceiling mood lighting, inset ceiling lighting, laminated wood floor

Bedroom Three:

A good sized double bedroom with ample space for a range of bedroom furniture

Bedroom Four:

A good sized single bedroom

House Family Bathroom / WC:

A white three piece suite comprising of a panelled bath with a rainfall shower over, a wash basin with storage drawers and a WC with a concealed cistern, a ladder style central heating radiator, fully tiled walls, inset ceiling lights, extractor fan, mosaic style tiled floor

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Master Bedroom:

A large double bedroom, a range of built in wardrobes providing useful storage and hanging space

En-suite Shower Room / WC

A luxury fitted three piece suite comprising of a walk in shower with a glazed screen, fixed head (changes colour) & shower wand, feature 'limestone' tiling to the shower area, wash basin set into a vanity unit with storage drawers below, low flush WC with a concealed cistern, an inset 'Blue Tooth' speaker, inset lighting, under floor heating, storage shelves, fully tiled walls and floor

TO THE OUTSIDE:

Gardens:

To the front the garden area is block paved providing useful of street parking. An attractive rear garden with a sunny aspect is enclosed and has a decked seating area, an artificial lawn, external lighting and a garden path leading to a gate

Off Street Parking / Driveway & Single Garage:

A single garage to the rear of the property with an up and over door provides a useful storage area. There is an allocated parking space in front of the garage

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0838-2825-7927-9126-8115

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

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

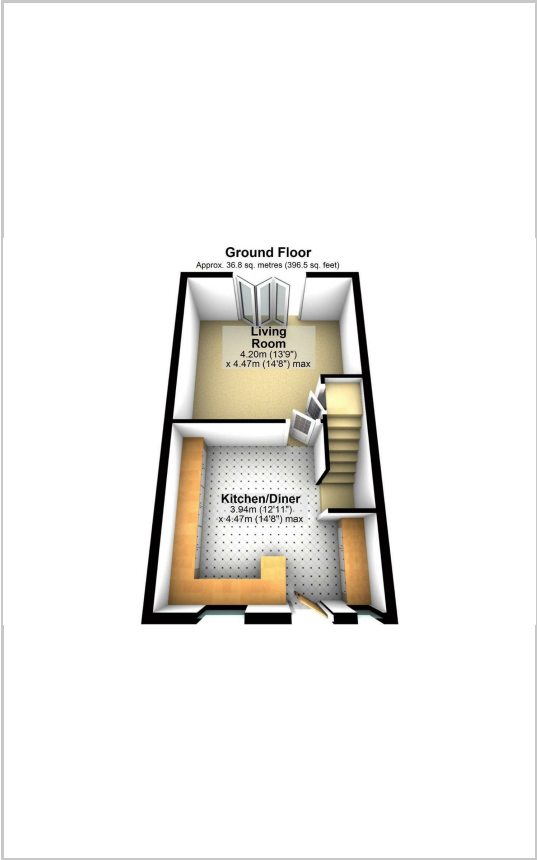
Other permitted payments may include:

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

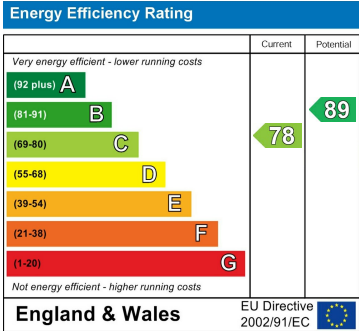
Area Map



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