

KATH WELLS

ESTATE AGENTS & VALUERS



160 Whincover Drive, Leeds, LS12 5AE

£850 Per Month

*** NEW TO LET * * AVAILABLE FROM JANUARY 2025 * * UNFURNISHED THREE BEDROOM SEMI DETACHED * * OFF STREET PARKING * * REAR GARDEN * * DOUBLE GLAZING * * GAS CENTRAL HEATING * * REQUIRED BOND £920. 00 * * CALL KATH WELLS TO VIEW ***

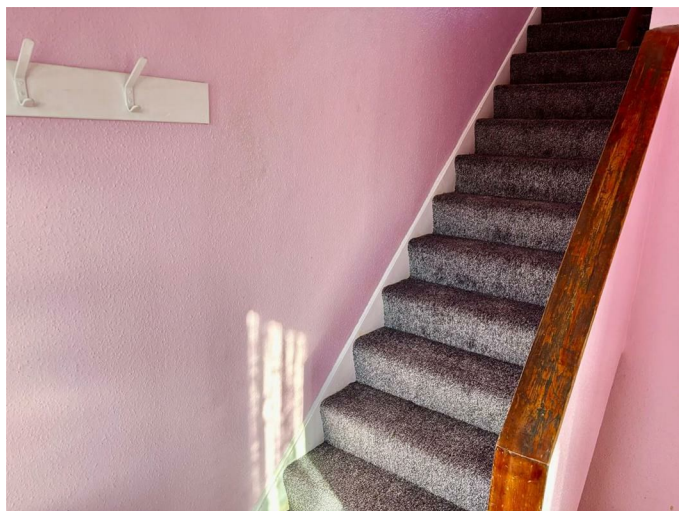
A GOOD SIZED THREE BEDROOM SEMI DETACHED PROPERTY situated in a VERY POPULAR RESIDENTIAL AREA OF FARNLEY close to local amenities such as shops, schools and bus routes to surrounding areas. The property benefits from

To the ground floor there is an ENTRANCE HALLWAY with stairs to the first floor, a LIVING ROOM and a KITCHEN with a useful UTILITY AREA. TO the first floor there are two DOUBLE BEDROOMS and a THIRD single BEDROOM. 4 PIECE BATHROOM / WC. Externally the property benefits from OFF STREET PARKING and a GARDENS TO THE FRONT AND REAR.

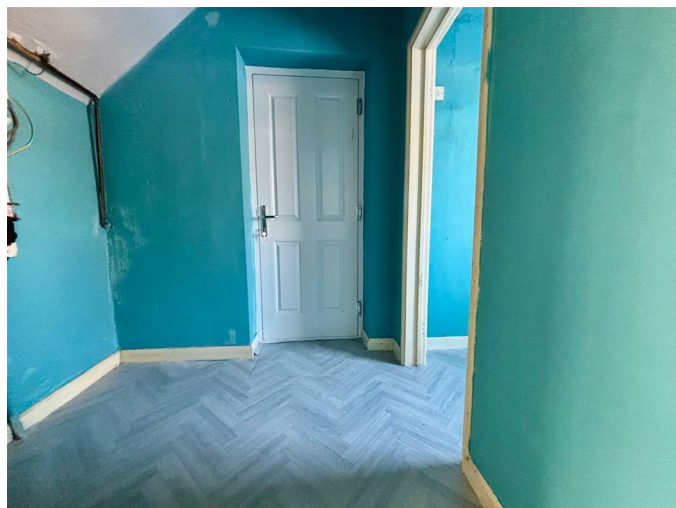
Viewings can be arranged by contacting the office on 0113 231 1033 or email sales@kathwells.com. The security bond for the property is £920.00. EPC Rating: C. Council Tax Band A

GROUND FLOOR:

Entrance Hallway:



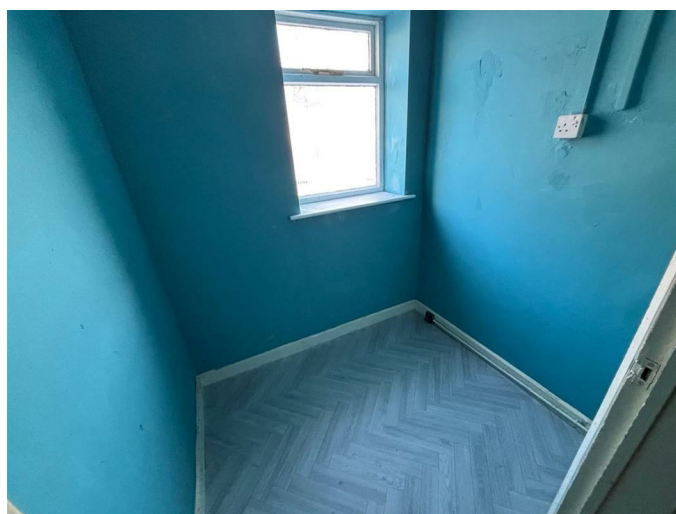
Rear Hallway:



Living Room:



Utility Area



Dining Kitchen:



TO THE FIRST FLOOR:

Landing:

Bedroom One:



Bedroom Two:



Gardens:



Bedroom Three:



EPC Rating : D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9090-3942-9200-5634-0204>

Permitted Payment (S):

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

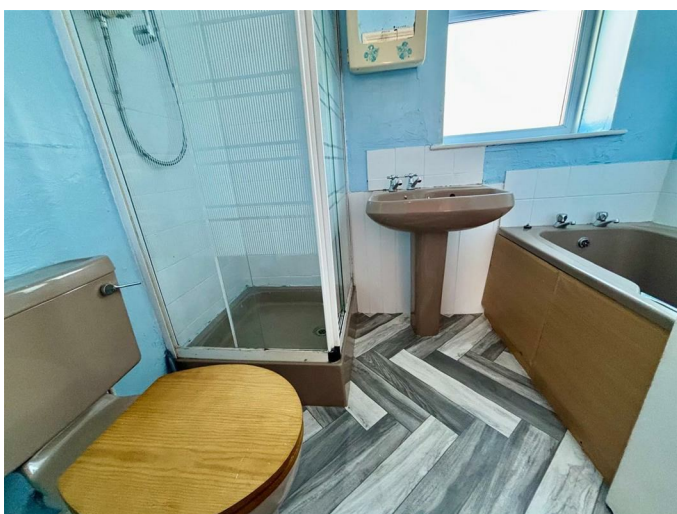
Before the tenancy starts:

- 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

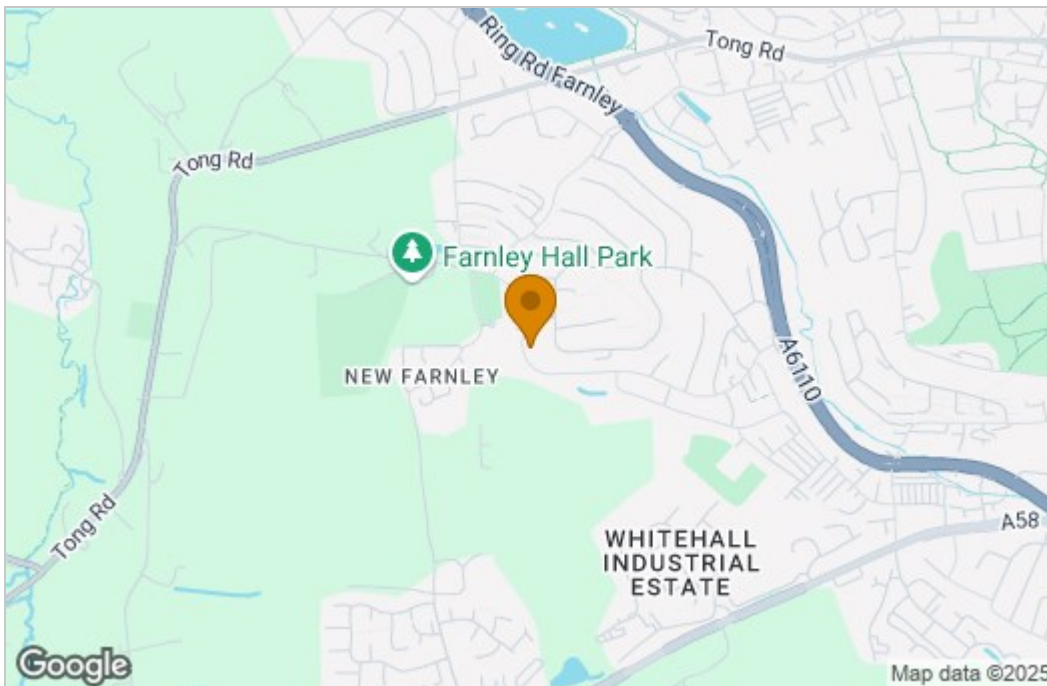
4 Piece Bathroom / WC:



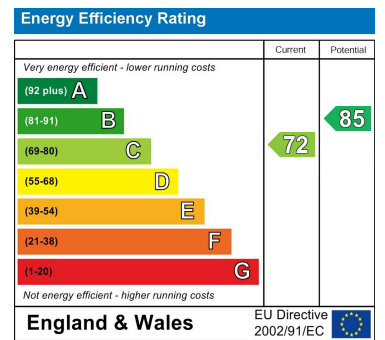
TO THE OUTSIDE

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.