

KATH WELLS

ESTATE AGENTS & VALUERS



12 Cobden Avenue, Leeds, LS12 5PB

£800 Per Month

NEW TO LET -Early internal viewing is highly recommended for this DECEPTIVELY SPACIOUS TWO BEDROOM BACK TO BACK TERRACE situated amidst similar style property in a popular residential area of Wortley. With the benefits of DOUBLE GLAZING and GAS CENTRAL HEATING this property would make an ideal home for a variety of tenants wishing to live within commuting distance of Leeds City Centre and the motorway networks.

The property has a small GARDEN to the front and briefly comprises of an OPEN PLAN LIVING AREA with space for LIVING ROOM & DINING ROOM furniture, stairs rising to the first floor and a FITTED KITCHEN with an ample range of cabinets, an electric oven / grill, and an eclectic hob, and CELLARS providing useful storage space.

To the first floor there is a LARGE DOUBLE BEDROOM, and a BATHROOM / WC with a white suite and shower over the bath. Stairs rise from the LANDING to the second floor where there is a further DOUBLE BEDROOM with ample space for bedroom furniture.

Local amenities are close to hand and Leeds City Centre and the Outer Ring Road / Motorway Networks are easily accessible by local transport / car.

Council Tax Band: A / EPC Rating: D / Security Bond Required £923.00

GROUND FLOOR:

Open Plan Living Area:

Living Room, Dining Area, Fitted Kitchen

Living Room:

Kitchen Area:

A range of fitted wall, drawer & base units, built under electric oven / grill, electric hob, plumbing for an automatic washing machine, space for a fridge / freezer

Cellars:

FIRST FLOOR:

Landing:

Bedroom One:

Bathroom/WC:

A white suite comprising of a panelled bath with a shower above, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

SECOND FLOOR:

Bedroom Two:

TO THE OUTSIDE:

Garden:

A small garden frontage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2133-3030-9201-1697-4200>

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:

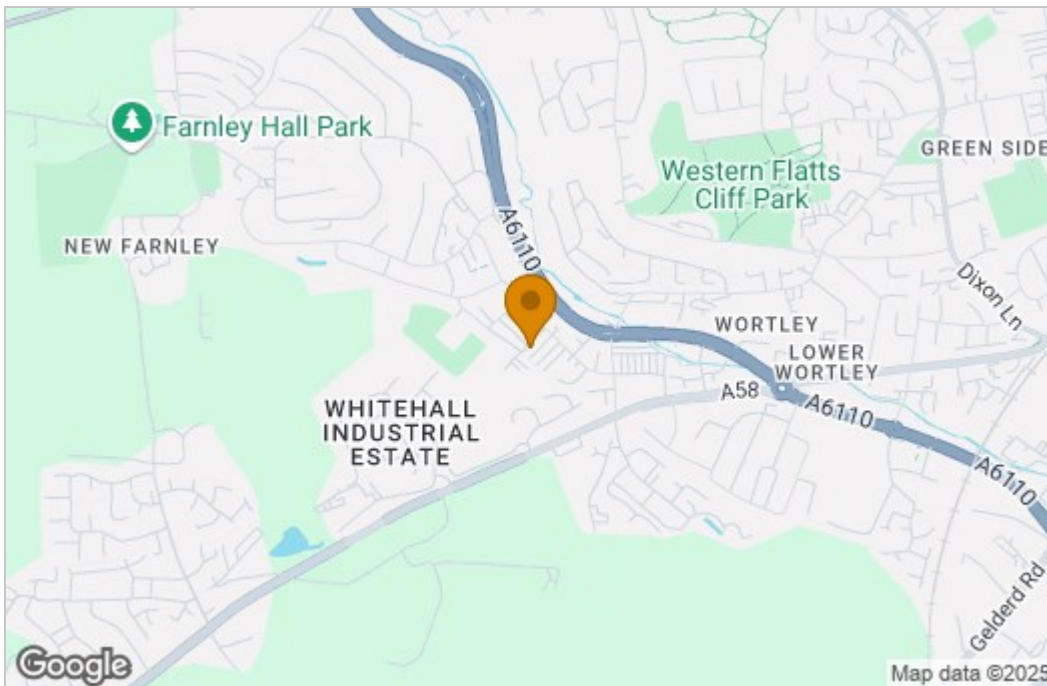
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably 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:

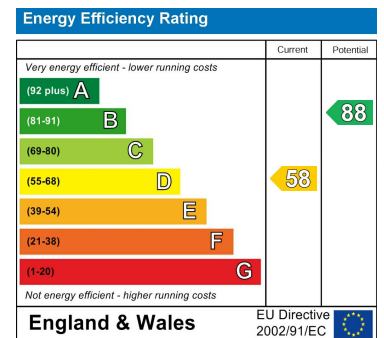
- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.