



61 Cliffe Park Crescent

Wortley, Leeds, LS12 4XA

£695 Per Month



A ONE BEDROOM GROUND FLOOR FLAT situated in a popular residential area of Wortley close to Western Flatts Park and conveniently situated for access to Leeds City Centre, the Outer Ring Road, and the Motorway Networks. The property is newly decorated and has new carpets.

Briefly throughout the property comprises of an ENTRANCE VESTIBULE with a large storage area, a LIVING ROOM / DINING AREA with a wall mounted electric heater, an electric fire, and patio doors opening onto the garden. The FITTED KITCHEN has a range of units and white goods (cooker, automatic washing machine, fridge, freezer). There is a SHOWER ROOM / WC and a good sized DOUBLE BEDROOM.

Externally there is a GARDEN AREA to the front of the property which has a paved area and a small lawn.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

Council Tax Band: A / EPC Rating: D / Security Deposit £801.00



GROUND FLOOR:

Entrance Vestibule:

Large storage cupboard

Living Room / Dining Area:

Electric fire, wall mounted electric heater

Fitted Kitchen:

Wall, drawer & base units, cooker, fridge, freezer, automatic washing machine

Shower Room / WC:

Shower area with electric shower

Double Bedroom:

Wall mounted electric heater

TO THE OUTSIDE:

Garden:

A paved seating area and a small lawn

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-2220-1040-0295-4725>

Permitted Payments:

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

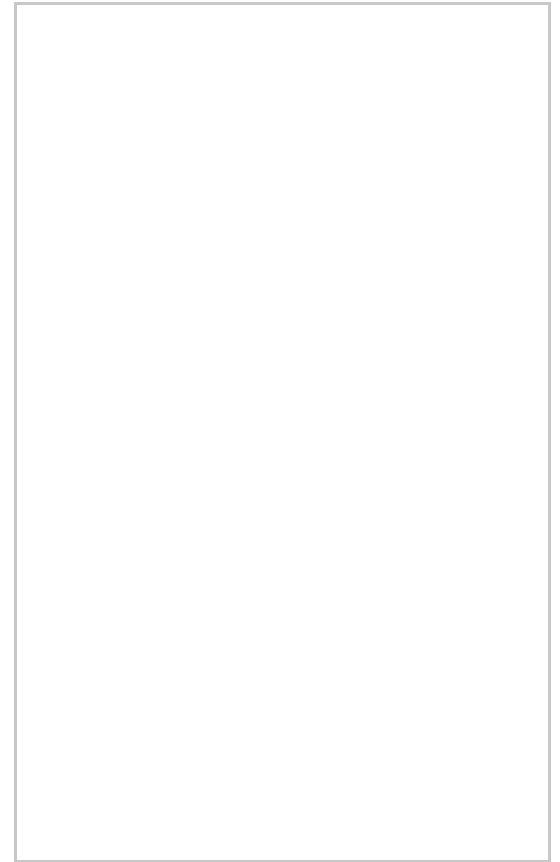
Other permitted payments may include:

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

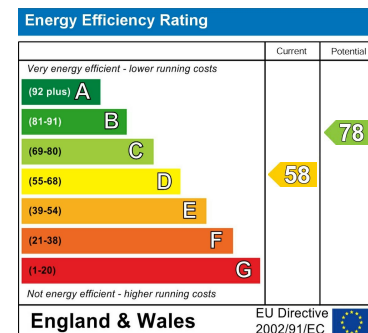
Area Map



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