

**59 Redhall Crescent  
Leeds**



**1 Bedroom House - End Terrace  
£795 Per Month**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 59 Redhall Crescent, Beeston, Leeds, West Yorkshire, LS11 8DY

## GROUND FLOOR:

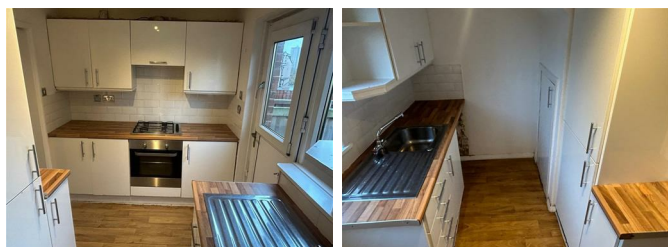
### Entrance Porch:

### Open Plan Living Room:



Ample space for living room furniture and a dining room

### Fitted Kitchen:



Wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, gas hob, extractor hood, fridge / freezer)

## FIRST FLOOR:

### Landing:

### Bedroom:

A good sized double bedroom

### Shower Room / WC:



Glazed shower cubicle with shower, wash basin, low flush WC

## TO THE OUTSIDE:

## Gardens:



Gardens front & rear, garden shed

### Parking:

There are ample parking spaces opposite the property

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2853-3006-2205-9719-6200>

### Council Tax Band & EPC Rating:

Council Tax Band: A / 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:

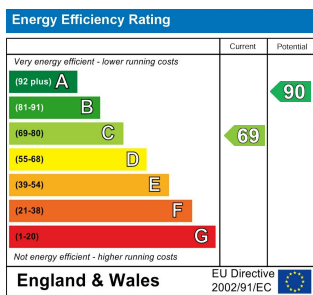
- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

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.



## Floor Plan