



4 Whincover Road

Farnley, Leeds, LS12 5JR

£1,050 Per Month



TWO BEDROOM EXTENDED SEMI-DETACHED HOUSE – UNFURNISHED – £1,050 PCM

Kath Wells Estate Agents are pleased to offer to the rental market this SPACIOUS TWO DOUBLE BEDROOM EXTENDED SEMI-DETACHED PROPERTY, available to rent on an UNFURNISHED BASIS at £1,050 per calendar month.

Offering generous living accommodation, front and rear gardens and off-street parking for up to three vehicles, this property would make an ideal home for couples, families or working professionals.

Briefly throughout, the ground floor accommodation comprises an ENTRANCE HALLWAY with stairs rising to the first floor, a SPACIOUS LIVING ROOM & DINING AREA with ample space for living and dining furniture, and a GOOD SIZED FITTED KITCHEN with a range of wall, drawer and base units and access to the rear garden.



GROUND FLOOR:

Hallway:

Extended Living Room / Dining Area:

Kitchen:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

Off Street Parking / Driveway:

Council Tax Band & EPC Rating:
Council Tax Band: A / EPC Rating: D

EPC Link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/8851-7920-6979-9632-7902>

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.

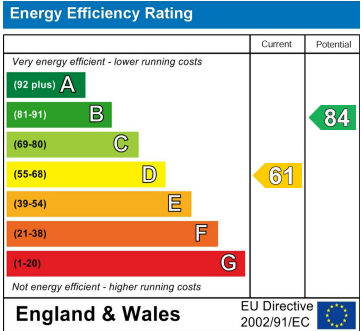
Area Map



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