



8 Greenock Street

Armley, Leeds, LS12 3JH

£650 Per Month



* AVAILABLE NOW TO LET ** UNFURNISHED ** MID TERRACE ** FRIDGE INCLUDED ** DG & CH ** EASY ACCESS TO LEEDS CITY CENTER ** REQUIRED DEPOSIT £750.00 *

Available TO LET is this good sized MID TERRACE property being offered UNFURNISHED to include 2 THE FRIDGE. Benefits include DOUBLE GLAZING & GAS CENTRAL HEATING. Briefly throughout the property comprises of a LIVING ROOM with BRICK FIRE PLACE, stairs to the first floor, a FITTED KITCHEN with an ample range of cabinets and access to the STORAGE CELLARS, a good sized FIRST FLOOR BEDROOM, a BATHROOM / WC with a white suite and a shower above the bath, and a large ATTIC BEDROOM. The property is located in a popular residential area with good transport links to the City Centre. Viewings can be arranged by contacting the office on 0113 231 1033 / 0113 252 3322 / sales@kathwells.com. EPC Rating D:



Ground Floor:

Entrance Living Room:

Fitted Kitchen:

To include the Fridge. Fitted Gas Hob & Electric Oven.

Basement / Cellars:

TO THE FIRST FLOOR:

Landing:

Bedroom One:

Bathroom / WC:

TO THE SECOND FLOOR:

Bedroom Two:

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.

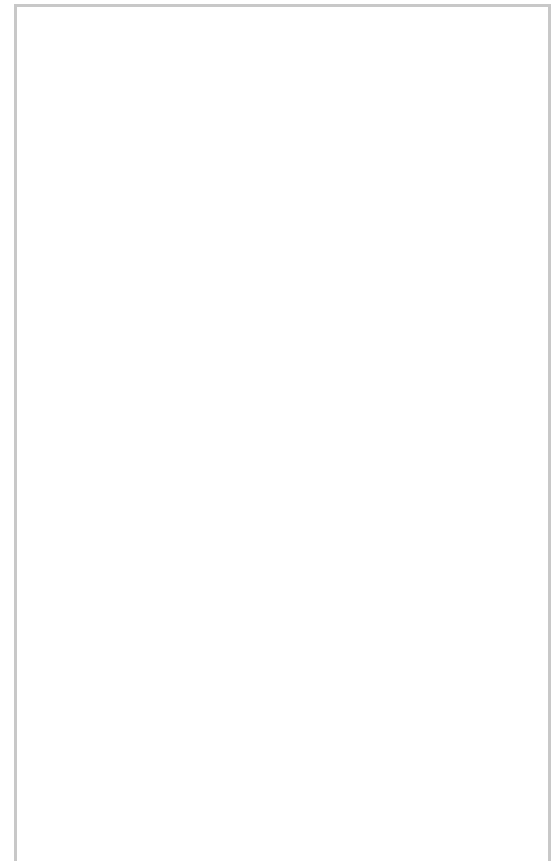
EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9754-2818-6724-9591-7391>

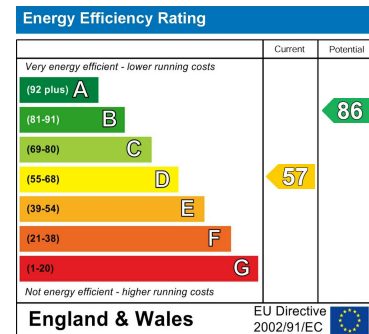
Area Map



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.