

KATH WELLS

ESTATE AGENTS & VALUERS



9 Paxton Court, Leeds, LS12 2JU

£995 Per Month

NEW **AVAILABLE TO LET FROM MID FEBRUARY 2025 ** THREE BEDROOM PART FURNISHED END TOWN HOUSE ** WELL MAINTAINED & DECORATED ** OFF STREET PARKING / GARAGE ** GROUND FLOOR DINING KITCHEN ** FIRST FLOOR LIVING ROOM ** DG & CH ** GARDENS TO SIDE *
BOND £1,140.00

A THREE BEDROOM MODERN TOWN HOUSE situated within a popular residential area of LEEDS.

To the ground floor the property has an ENTRANCE HALLWAY with a GUEST CLOAKROOM / WC, a well appointed FITTED DINING KITCHEN with French doors opening on to the garden AREA AND SIDE GARDEN To the first floor there IS THE MASTER BEDROOM with full En suite / WC and the main LIVING ROOM To the second floor there are Two FURTHER BEDROOMS and a FAMILY BATHROOM / WC.

Externally the property has GARDENS and an INTEGRAL SINGLE GARAGE and Drive which provides useful OFF STREET PARKING. The property is conveniently situated for access to local amenities, bus routes to surrounding areas and it is only a short drive from the M621 motorway, Leeds City centre and Leeds Outer Ring Road making the major commercial centres of West Yorkshire and beyond and easy commute.

Early internal viewing is highly recommended to fully appreciate the benefits and potential that this property has to offer. Viewings can be arranged by contacting our office on 0113 2311 033 / 0113 2523 322 / sales@kathwells.com EPC Rating: C

GROUND FLOOR:

Entrance Hallway:

Cloak Room / WC:



Ensuite:



Fitted Dining Kitchen:

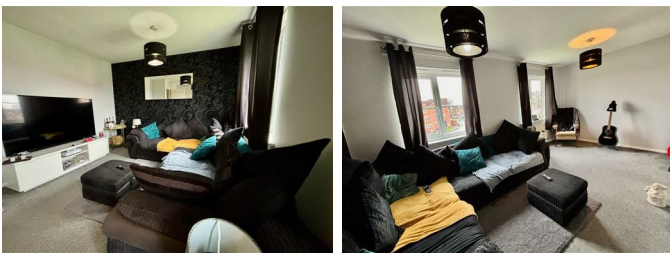


Including Table & Chairs . All white Goods.

TO THE FIRST FLOOR:

Landing:

Living Room:



Bedroom One:



Wardrobes included.

TO THE SECOND FLOOR:

Landing:

Bedroom Two:



Including Double Bed:

Bedroom Three:



Including Double Bed.

House Bathroom / WC:



under the relevant legislation including contractual damages.

Security Bond Required:

£1,400

TO THE OUTSIDE:

Drive / Garage

Gardens:



EPC link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0919-0025-1275-0917-7204>

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:

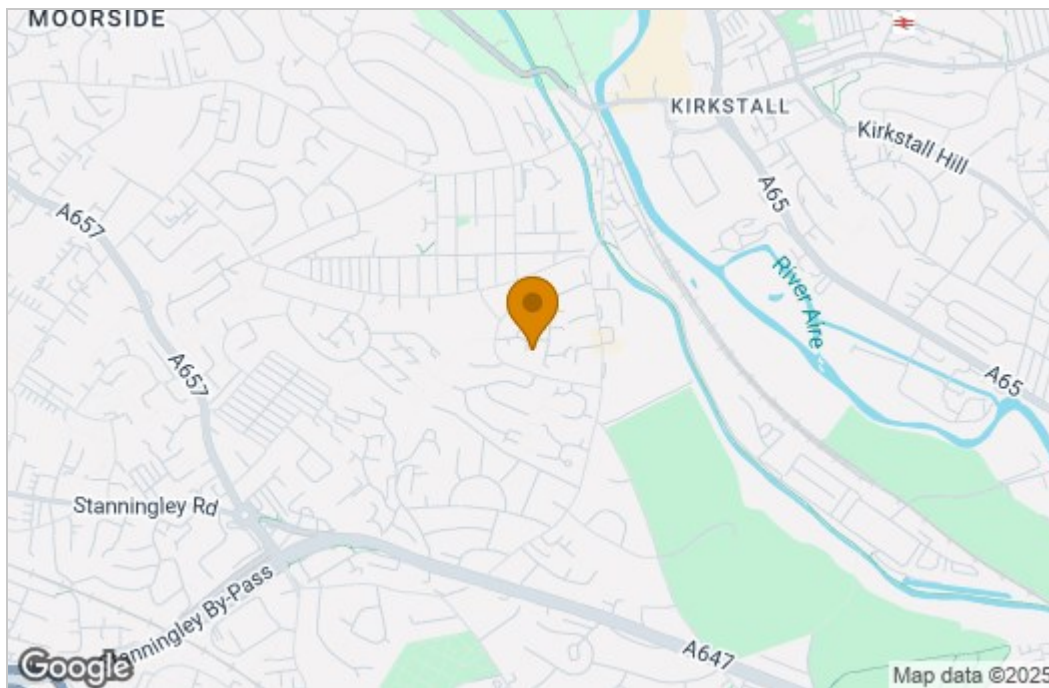
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably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

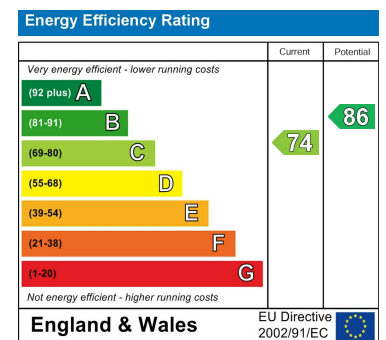
- i) Any other permitted payments, not included above,

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.