



31 Whingate Mill

Whingate, Armley, Leeds, LS12 3UH

£600 Per Month



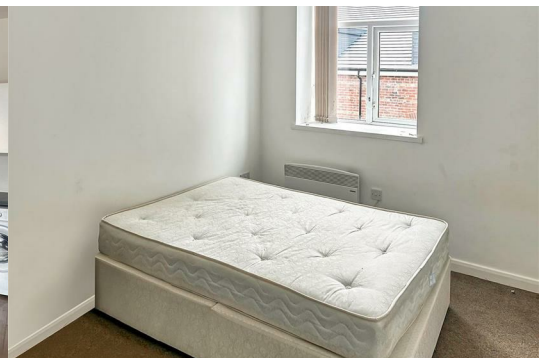
* NEW TO LET & UNFURNISHED ** ONE BED FLAT ** PARKING SPACE ** ELECTRIC HEATING ** IDEAL LOCATION FOR TRAVELLING TO LEEDS CITY CENTRE *

Available NOW is this ONE BEDROOM TOP FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC..

To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: C. Council Tax : A



Communal Hallway:

Stairs to the top floor

Entrance Hallway:

Access to all rooms

Open Plan Living Room / Kitchen:

A range of storage units, stainless steel sink and drainer, built in oven and hob with extractor fan over, plumbing for a washing machine, space for a fridge, electric wall mounted heater, two windows

Bedroom:

Window, electric wall mounted heater

Shower Room / WC:

A three piece suite in white comprising of a shower cubicle, a wash basin and a WC

To The Outside:

Parking:

There is a parking space available for the property

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8276-7931-4090-1637-9922>

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

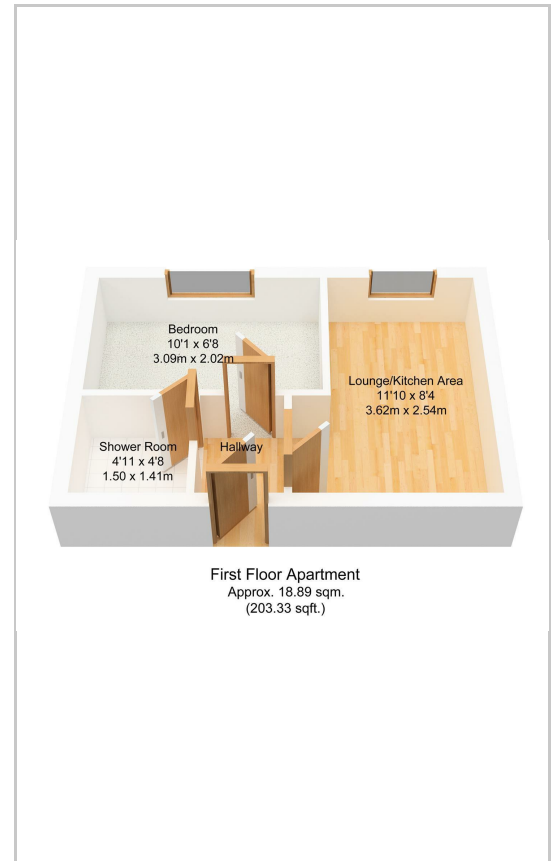
Other permitted payments may include:

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.