



£695

3 Chichester Street, Armley, Leeds, West Yorkshire, LS12 2NL

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AVAILABLE TO LET NOW ** TWO BEDROOM BACK TO BACK OVER THREE FLOORS ** UNFURNISHED ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** SMALL GARDEN TO THE FRONT ** POPULAR LOCATION IN LS12 ** DEPOSIT REQUIRED £800.00 ** VIEWING HIGHLY ADVISED TO AVOID DISAPPOINTMENT *

Situated in a popular residential area of ARMLEY and being offered TO LET is this TWO BEDROOM BACK TO BACK. Living Room, Fitted Kitchen, BUILT IN OVEN and Hob , Two Double Bedrooms and a Bathroom / WC.

Benefiting from Double Glazing, Gas Central Heating, Spacious Rooms, and a small Garden Area to the front the property.

THIS WOULD make an let for anyone wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. Internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033. EPC Rating D, Council Tax Band A

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9838-9052-7276-7900-5290>

GROUND FLOOR:

Living Room:

Kitchen:

Basement:

First Floor:

Bedroom One:

Bathroom / W.C

Second Floor:

Bedroom:

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9838-9052-7276-7900-5290>

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

