



## 3 Hill End Close

Armley, Leeds, LS12 3PP

£1,100 Per Month



**\* TO LET \*\* AVAILABLE EARLY MAY \*** A well presented THREE DOUBLE BEDROOM SEMI DETACHED BUNGALOW situated amidst similar style property on a popular residential cul de sac in Upper Armley. This property is within walking distance of local amenities and shops and only a short drive from the Outer Ring Road & Motorway Networks and Bramley Railway Station, making an ideal home for a variety of tenants, particularly a growing family.

To the ground floor there is a FITTED KITCHEN with an ample range of wall, base & drawer units, work surfaces, an inset stainless steel sink and drainer, an automatic washing machine, dishwasher, electric oven / grill, gas hob, and space for a fridge / freezer. An INTERNAL HALLWAY gives access to the ground floor accommodation and has stairs rising to the first floor. There are TWO GROUND FLOOR DOUBLE BEDROOMS, one of which is used as a DINING ROOM, a good sized LIVING ROOM with a window overlooking the front garden, and a BATHROOM / WC with a white suite and an electric shower above the bath.

To the first floor there is a further DOUBLE BEDROOM with a range of FITTED WARDROBES, and a SHOWER ROOM / WC.



**GROUND FLOOR:**

**Fitted Dining Kitchen:**

A range of wall, drawer & base units, work surfaces, kitchen white goods (automatic washing machine, dishwasher, electric oven / grill, gas hob)

**inner Hallway:**

Stairs to the first floor

**Living Room:**

Central heating radiator, television point

**Bedroom One:**

Central heating radiator

**Bedroom Two / Dining Room:**

**Bathroom / WC:**

A modern white suite, panelled bath with an electric shower above, wash basin, low flush WC, ladder style central heating radiator / towel warmer

**FIRST FLOOR:**

**Bedroom Three:**

Large double bedroom, a range of fitted wardrobes / storage, central heating radiator

**Shower Room / WC:**

Shower cubicle with a plumbed shower, low flush WC, wash basin

**Large Store Room:**

**TO THE OUTSIDE:**

**Drive / Garage:**

Off street parking / driveway with parking for three cars, single detached garage

**Gardens:**

Gardens to the front and rear. The front garden is mainly planted with a variety of shrubs. The rear garden has a paved patio and a lawn

**EPC Link:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2494-9120-2992-0341>

**EPC Rating / Council Tax Band:**

EPC Rating: E / Council Tax Band: C

**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

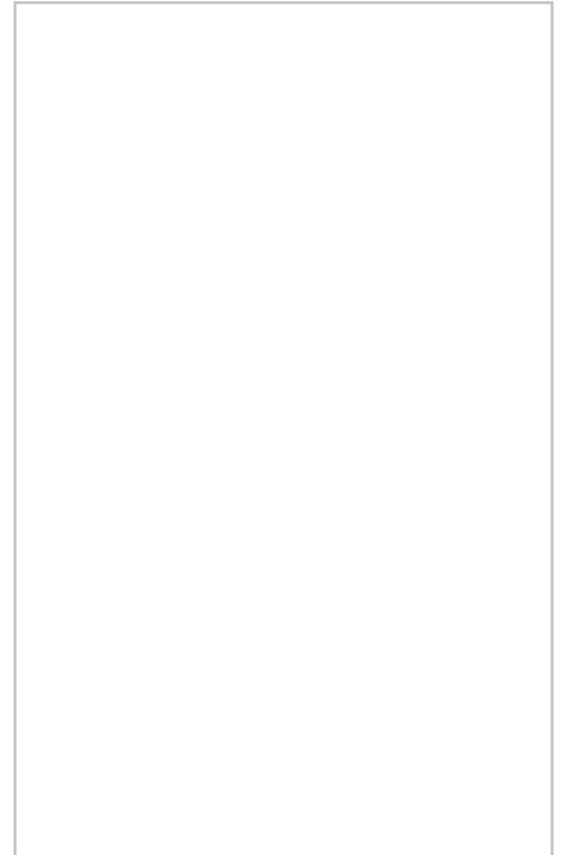
Other permitted payments may include:

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

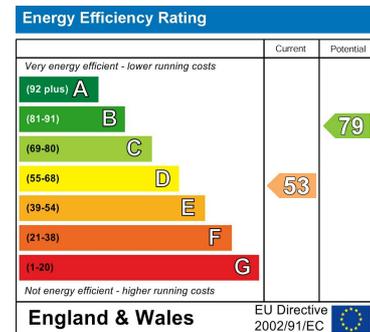
**Area Map**



**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.