

KATH WELLS

ESTATE AGENTS & VALUERS



32 Ashley Green, Leeds, LS12 4EW

£1,600 Per Month

AVAILABLE LATE MARCH. An impressive part furnished FOUR BEDROOM FAMILY HOME situated in a popular residential area of Wortley amidst similar style property. Wortley is within easy access for Leeds City centre and for the motorway network, and has an abundance of local shops, supermarkets, amenities, well regarded schools, and transport links to surrounding areas.

Briefly throughout the accommodation comprises of (to the ground floor) and ENTRANCE HALLWAY with stairs to the upper floors and access to the integral garage, a GUEST CLOAKROOM / WC, and a FITTED DINING / BREAKFAST KITCHEN with a range of integral and free standing appliances, and French doors opening onto the rear garden. To the first floor there is a good sized LIVING ROOM with French doors opening onto a Juliette balcony, a MASTER BEDROOM and an EN-SUITE SHOWER ROOM / WC.

To the second floor there are THREE FURTHER BEDROOMS and a FAMILY BATHROOM / WC.

Externally there are GARDENS to the front and rear, a DRIVEWAY providing useful OFF STREET PARKING and access to a SINGLE INTEGRAL GARAGE. The security bond required is £1,845.00. To arrange a viewing please contact our office on 0113 2311 033 / sales@kathwells.com Council Tax Band: C / EPC Rating: B

GROUND FLOOR:

Hallway:



Access via a front entrance door, stairs to the first floor, storage cupboard, central heating radiator, access to the garage

Cloakroom / WC:



A two piece suite in white comprising of a WC and wash basin, central heating radiator

Fitted Dining Kitchen:



A range of wall, drawer and base units, integrated dishwasher, built in electric oven / grill, electric hob, extractor hood, breakfast bar, automatic washing machine, American style Fridge / freezer, central heating radiator, double glazed French doors leading to the rear garden

FIRST FLOOR:

Landing:

Master Bedroom:



Double glazed window to the front elevation, central heating radiator

En-suite Shower Room / WC:



A three piece suite in white comprising of a shower cubicle, a wash basin and a WC, double glazed window to the front elevation

Living Room:



Double glazed window to the rear elevation, Double glazed French doors leading to a Juliette balcony to the rear elevation, central heating radiator

SECOND FLOOR:

Landing:

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bedroom Three:

Double glazed window to the rear elevation, central heating radiator

Bedroom Four / Study:

Double glazed window to the rear elevation, central heating radiator

Family Bathroom / WC:



A three piece suite in white comprising of a panelled bath, a wash basin and a WC, double glazed window to the rear elevation

TO THE OUTSIDE:



Gardens:



An open plan garden to the front. An enclosed garden to the rear with a paved patio

Off Street Parking / Garage:



There is a driveway to the front providing useful off street parking for one car leading to an attached garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8626-7139-4059-9729-9992>

Council Tax Band / EPC Rating:

Council Tax Band: C / EPC Rating: B

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)

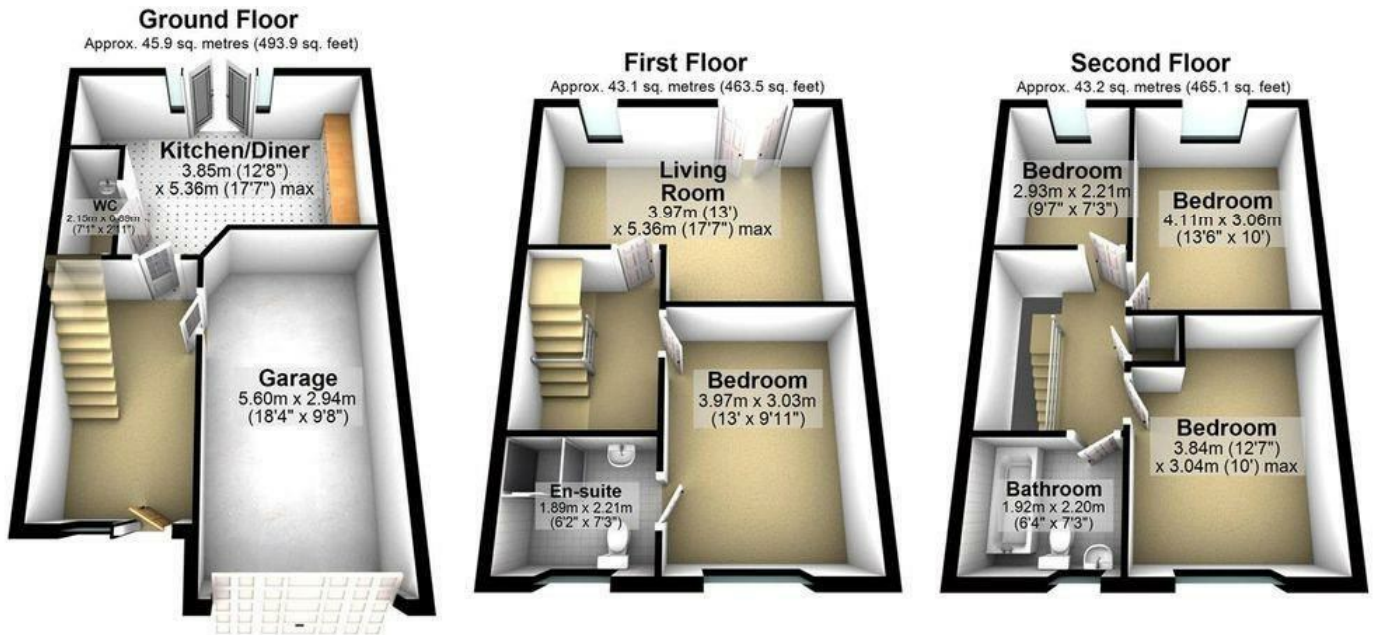
iii) Payment for the reasonably incurred costs for the loss of keys/security devices

iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

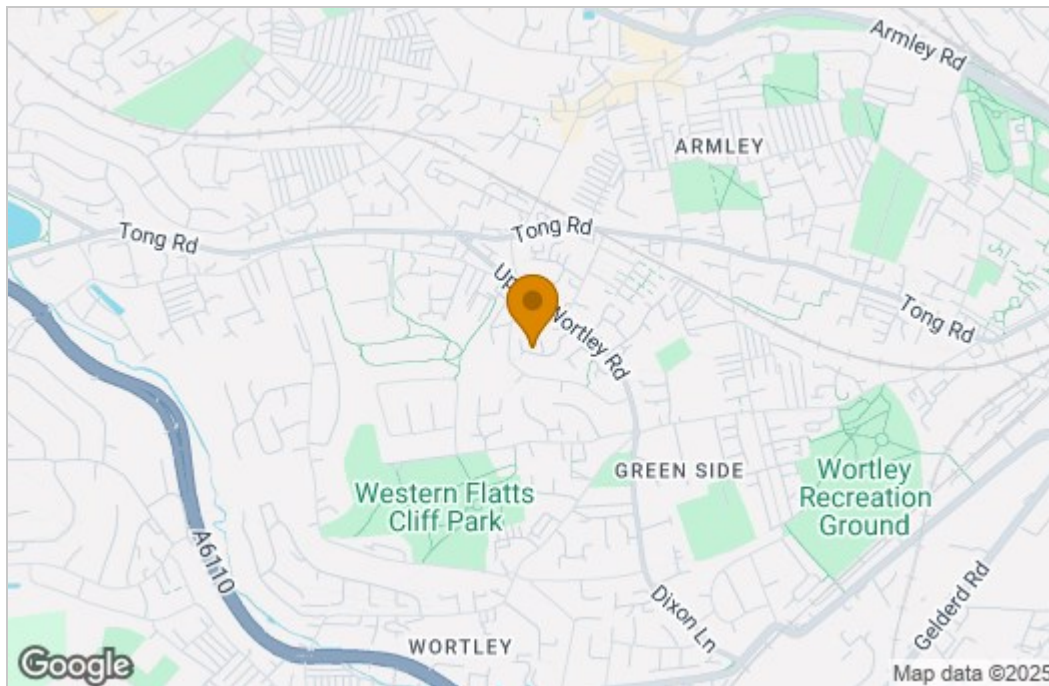
i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Floor Plan

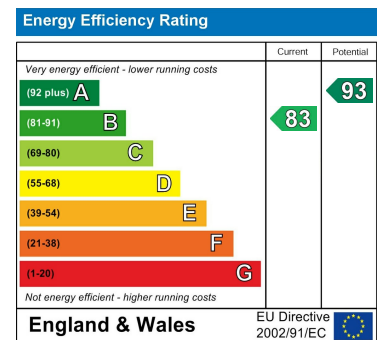


Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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.