

# KATH WELLS

ESTATE AGENTS & VALUERS



## 7 Thornton Grove, Leeds, LS12 3JB

**£725 Per Month**

Early internal viewing is highly recommended for this TWO BEDROOM MID BACK TO BACK TERRACE PROPERTY situated in a popular and convenient residential area of Armley. The property has been maintained to a good standard throughout and benefits from having double glazing, gas central heating and a four piece bathroom suite (bath, WC, wash basin, shower area with electric shower).

Briefly throughout the property comprises of a LIVING ROOM with laminated flooring and stairs rising to the first floor; a FITTED BREAKFAST KITCHEN with a modern range of cabinets and work surfaces, a built under electric oven / grill & a gas hob, a breakfast bar, plumbing for an automatic washing machine, space for a fridge / freezer; TWO DOUBLE BEDROOMS, each with ample space for a range of bedroom furniture; and a MODERN BATHROOM / WC with a white suite.

Local amenities, well regarded schools, the Motorway Network and the Outer Ring Road are easily accessible. Bramley & Leeds Railway Stations are a short drive away.

Internal viewing can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com)

Council Tax Band: A / EPC Rating: E

Security Bond Required £830.00

## GROUND FLOOR:

### Living Room:



Access via a part glazed front entrance door, double glazed window, laminated flooring, central heating radiator, stairs rising to the first floor

### Fitted Kitchen:



Double glazed window, a range of fitted wall and base units, work surfaces, breakfast bar, an inset stainless steel sink and drainer, gas hob, electric oven / grill, space for a fridge / freezer, plumbing for an automatic washing machine, access to the cellars

### Cellars / Basement:



A useful storage area

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, stairs rising to the second floor

### Bedroom One:



A good sized double bedroom, double glazed window, central heating radiator, ample space for a range of bedroom furniture

### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, wash basin, low flush WC, shower area with an electric shower

## SECOND FLOOR:

### Bedroom Two:



A good sized double bedroom, double glazed window, central heating radiator, ample space for a range of bedroom furniture

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8308-9875-8029-2027-6733>

### Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: E

### Security Bond Required:

Security Bond Required: £830.00

### 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

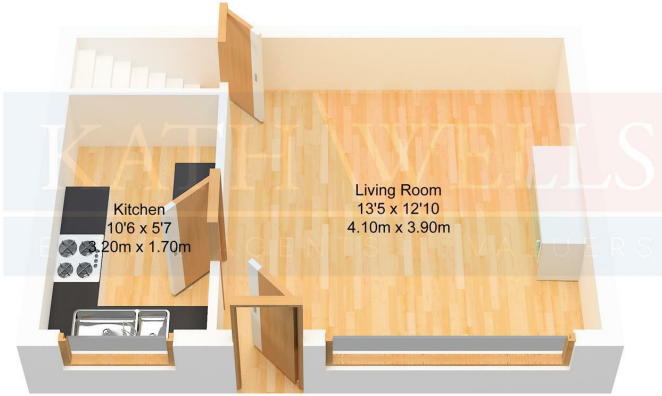
During the tenancy:

- 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

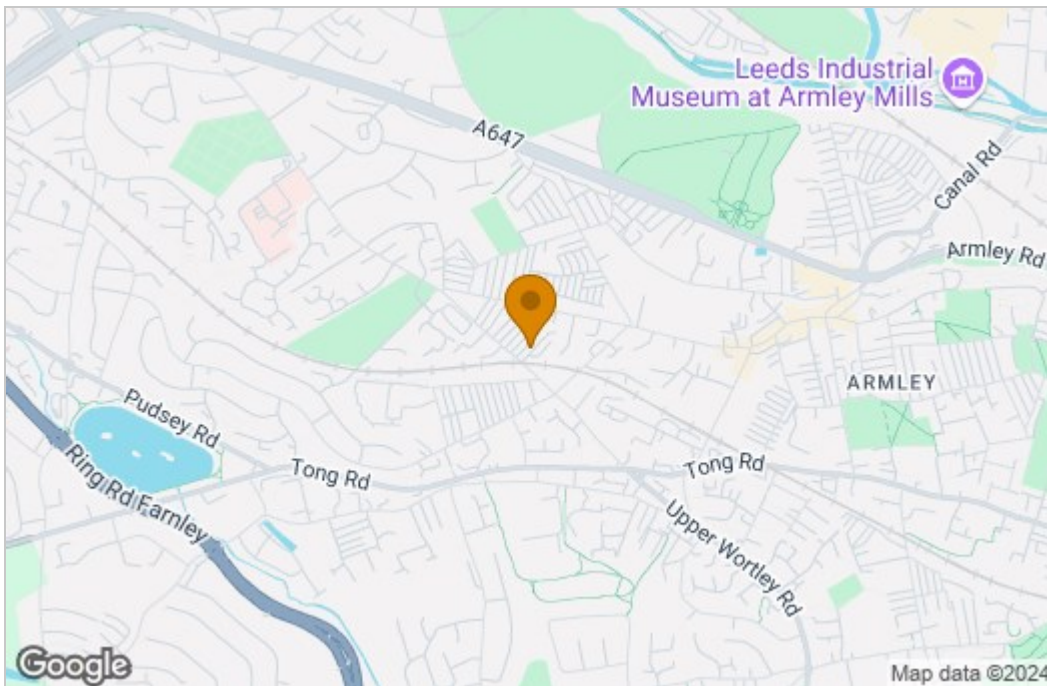


**Ground Floor**  
Approx. 23.37 sqm.  
(251.55 sqft.)

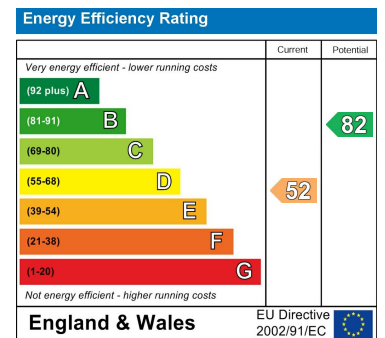


**First Floor**  
Approx. 25.42 sqm.  
(273.61 sqft.)

## 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.