



£795 Per Month

15 Western Grove, Wortley, Leeds, West Yorkshire, LS12 4ST

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* TO LET * * AVAILABLE EARLY OCTOBER * * UNFURNISHED * * POPULAR LOCATION * * CLOSE TO LOCAL AMENITIES & PARK LAND * * WELL MAINTAINED THROUGHOUT * * GAS CENTRAL HEATING * * DOUBLE GLAZING * * REAR GARDEN * * VIEWING ADVISED * * BOND £915.00 *

AVAILABLE EARLY OCTOBER . Viewing is highly recommended for this WELL MAINTAINED TWO BEDROOM END TERRACE TO LET in a popular location in LS12. To the ground floor the property benefits from having an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM with a modern fire place and a FITTED KITCHEN with a range of wall and base storage units The first floor has a DOUBLE BEDROOM, a further SINGLE BEDROOM and a BATHROOM / WC. The property is adjacent to local parkland, a short walk from well regarded primary schools and local amenities and a short drive from Leeds City centre and the M62 / M621 motorways. With the added benefits of DOUBLE GLAZING and GAS CENTRAL HEATING. Internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: E Council Tax : A

Ground Floor:

Entrance Hallway:

Living Room:

17'08" x 12'00" (5.38 x 3.66)

Fitted Kitchen:

13'08" x 5'09" (4.17 x 1.75)

TO THE FIRST FLOOR:

Landing:

Bedroom One:

15'01" x 10'05" (4.60 x 3.18)

Bedroom Two:

9'11" x 6'04" (3.02 x 1.93)

Bathroom/ WC:

7'03" x 5'05" (2.21 x 1.65)

TO THE OUTSDIE:

Park Adjacent To The Property:

Rear Garden:

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.

EPC : E

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Council Tax: A

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

From our Wortley Office proceed across Lower Wortley Road into Western Grove where no 15 can be signified by our For Sale Board.

