



# 19 Edinburgh Place

Armley, Leeds, LS12 3RQ

£675 PCM



\* UNFURNISHED \*\* AVAILABLE FROM 3rd JUNE 24 \*\* DG \*\* CH \*\* POPULAR LOCATION \*\* REQUIRED BOND £775.00 \*

A TWO BEDROOM END BACK TO BACK being offered UNFURNISHED making an ideal home for a variety of applicants wishing to live within an established and sought after residential area of Armley.

Access is into the LIVING ROOM which has double glazed windows to the front a central heating radiator and stairs leading to the first floor accommodation. The FITTED KITCHEN has an ample range of cabinets, an automatic washing machine and access to the CELLAR. The first floor has A GOOD SIZED DOUBLE BEDROOM with ample space for bedroom furniture; the BATHROOM / WC has a three piece WHITE SUITE including a wash basin, a bath with shower mixer taps and a low flush WC. The second floor has a further DOUBLE BEDROOM with a double glazed window.

This property is conveniently located for access to the motorway network (M62, M621, M1), within walking distance of local amenities and within the catchment area of several well regarded primary and high schools.

EPC Rating: E. Council Tax Band: A



## GROUND FLOOR:

### Living Room:

Laminated flooring, central heating radiator

### Fitted Kitchen:

Wall, drawer & base units, built under electric oven / grill, extractor hood

### Cellars:

## FIRST FLOOR:

### Landing:

### Bedroom One:

Central heating radiator, new carpets, newly decorated

### Bathroom / WC:

White suite: panelled bath with shower mixer taps, wash basin, low flush WC

## SECOND FLOOR:

### Bedroom Two:

Central heating radiator, new carpets, newly decorated

## TO THE OUTSIDE:

On street parking

## 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:

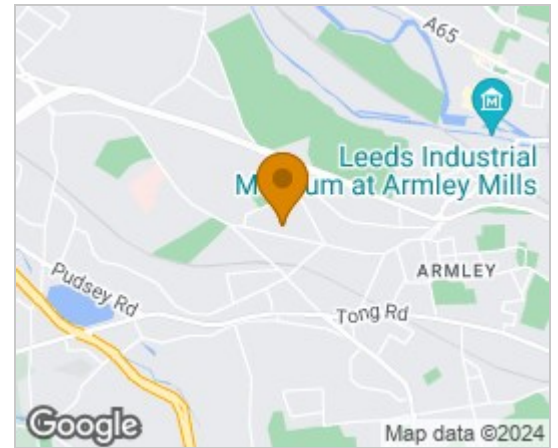
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably 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 Link:

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.