



7 Aberdeen Walk

Armley, Leeds, LS12 3SB

£1,100 Per Month



*** TO LET ** AVAILABLE NOW ** FOUR BEDROOM TERRACE ** UNFURNISHED *** Situated in a popular residential area of Armley, this property is within walking distance of local amenities, well regarded schools and bus routes to surrounding areas.

Briefly throughout and to the ground floor the property comprises of a LIVING ROOM, FITTED DINING KITCHEN with access to a cellar which can be used as a very useful storage space.

To the first floor there are TWO good sized DOUBLE BEDROOMS (one of which has a built in storage cupboard) and a FAMILY SHOWER ROOM / WC.

The second floor comprises of TWO FURTHER DOUBLE BEDROOMS.

The property benefits from having GAS CENTRAL HEATING, DOUBLE GLAZING



GROUND FLOOR:

Entrance Hallway:

Part glazed front entrance door, stairs rising to the first floor accommodation

Living Room:

Modern Fitted Dining Kitchen:

Cellar / Basement:

FIRST FLOOR:

Landing:

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

Bedroom One:

Bedroom Two:

Shower Room / WC:

SECOND FLOOR:

Landing:

Access to second floor accommodation

Bedroom Three:

Bedroom Four:

TO THE OUTSIDE:

Gardens:

To the front of the property there is a paved garden which is fully enclosed

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0022-0207-0706-0209-2304>

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.

Disclaimer:

Please note photos are for guidance only, if you are in any doubt as to what is included with the Let (i.e. furniture, appliances etc) you should seek further advice and clarification prior to submitting your application.

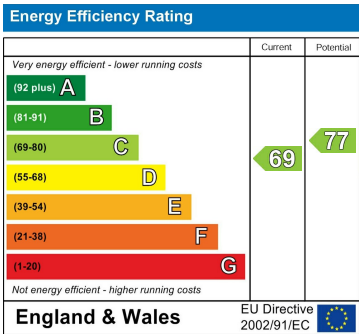
Area Map



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.