



£1,000 Per Month

3 Greenhill Chase, Wortley, Leeds, West Yorkshire, LS12 4HF

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* AVAILABLE FROM EARLY DECEMBER ** THREE BEDROOM DETACHED ** UNFURNISHED ** GARDENS ** DRIVEWAY ** DETACHED GARAGE ** DOUBLE GLAZING ** GAS CH ** POPULAR LOCATION ** REQUIRED DEPOSIT £1150.00 *

AVAILABLE TO LET from EARLY DECEMBER is this THREE BEDROOM DETACHED PROPERTY being offered PART FURNISHED (furniture can be stored in the garage if not required) situated in a popular residential area of Wortley, close to local parkland and other local amenities. The property offers spacious living accommodation, a Fitted Kitchen, Gardens to the Front & Rear, Off Street Parking and a Single Detached Garage. With the added benefits of DOUBLE GLAZING and GAS CENTRAL HEATING. The property would be ideal for anyone wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. Early internal viewing is highly recommended. The required deposit is £1150. EPC Rating: D

Entrance Hallway:

Through Lounge:

27'06" x 11'11" (8.38 x 3.63)

Fitted Kitchen:

11'03" x 10'05" (3.43 x 3.18)

TO THE FIRST FLOOR:

Landing:

Bedroom One:

9'01" x 15'06" (2.77 x 4.72)

Bedroom Two:

12'02" x 9'07" (3.71 x 2.92)

Bedroom Three:

10'02" x 6'03" (3.10 x 1.91)

Bathroom / WC:

7'07" x 6'07" (2.31 x 2.01)

TO THE OUTSIDE:

Gardens:

Parking / Garage:

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.

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 up Lower Wortley Road to the mini roundabout, take the 'sharp' left hand turning into Green Hill Lane and continue, turn right into Green Hill Chase where number 3 can be found on the right hand side signified by our To Let Sign.

