



61 Cobden Road

Wortley, Leeds, LS12 5LA

£995 Per Month



* TO LET ** AVAILABLE IMMEDIATELY *

* EXTENDED TO THE GROUND FLOOR ** TWO BEDROOM SEMI DETACHED ** FRONT & REAR GARDEN ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** FULLY RE DECORATED THROUGHOUT ** NEWLY FITTED KITCHEN & BATHROOM / WC ** REQUIRED BOND £1,100.00 ** VIEWINGS CAN BE ARRANGED BY CONTACTING OUR OFFICE ON 0113 231 1033 *

A well presented TWO BEDROOM SEMI DETACHED situated in a popular residential area of FARNLEY within walking distance of local amenities and schools and only a short drive from the M621 motorway.

To the ground floor there is an ENTRANCE HALLWAY with stairs to the first floor, a DINING LIVING ROOM and a BRAND NEW FULLY FITTED KITCHEN with a useful EXTENSION / DINING AREA TO the first floor there are two DOUBLE BEDROOMS and a BRAND NEW BATHROOM / WC with a white three piece suite. Externally the property benefits from GARDENS to the front & rear.
The security bond for the property is £1,100.00 EPC D:



GROUND FLOOR:

Entrance Hallway:

Through Lounge / Dining Room:

Extended Dining Kitchen:

Downstairs Cloak Room / WC:

TO THE FIRST FLOOR:

Landing :

Bedroom One:

Bedroom Two:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

EPC D:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4739-5822-0000-0483-3296>

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

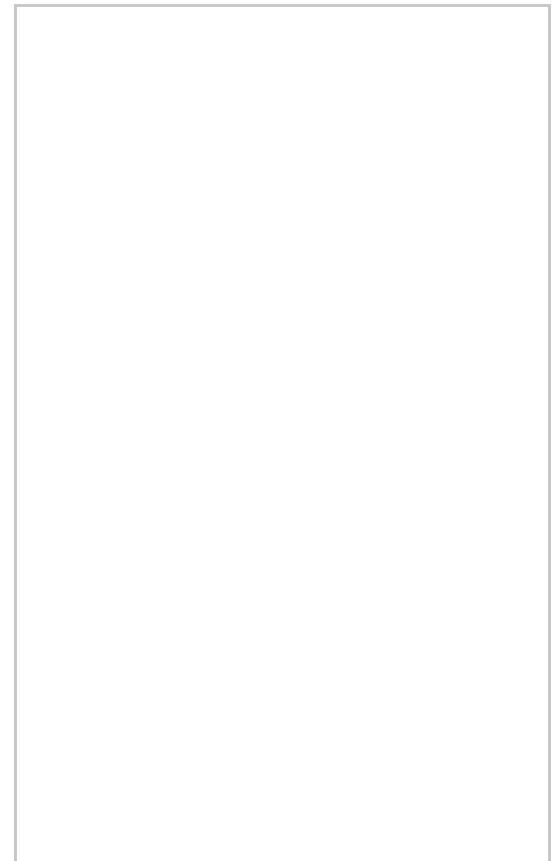
During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement

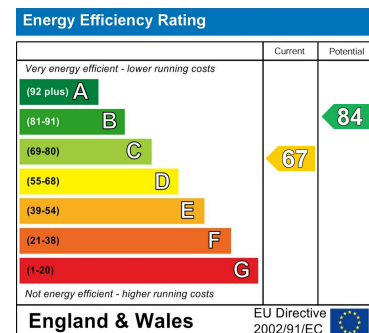
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.