

KATH WELLS

ESTATE AGENTS & VALUERS



2 Barden Grove, Leeds, LS12 3EH

£595 Per Month

* INITIAL LONG TERM TENANCY ** AVAILABLE JANUARY 2025 ** ONE BEDROOM FLAT ** UN-FURNISHED ** WELL PRESENTED ** RE DECORATED
** GAS CENTRAL HEATING ** DOUBLE GLAZING ** EARLY INTERNAL VIEWING A MUST ** REQUIRED BOND £680.00 *

Being offered TO LET is this well presented ONE BEDROOM FIRST FLOOR FLAT situated in a popular residential area of Armley. The property comes Un-furnished..

Communal Entrance leading to private Entrance, Inner hallway, LIVING ROOM and a MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM and a white FOUR PIECE BATHROOM SUITE. The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING.

The property is situated within walking distance of local amenities and is only a short drive from Leeds City Centre and the Motorway Networks. Early internal viewing is highly advised and can be arranged by contacting the office on 0113 231 1033 sales@kathwells.com. REQUIRED BOND £680.00. EPC Rating: E, Council Tax Band A

Communal Entrance:

Entrance Hallway:

Living Room:



Fitted Kitchen:



Bedroom:



4 Piece Bathroom / WC:



TO THE OUTSIDE:

Shared Gardens:

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:

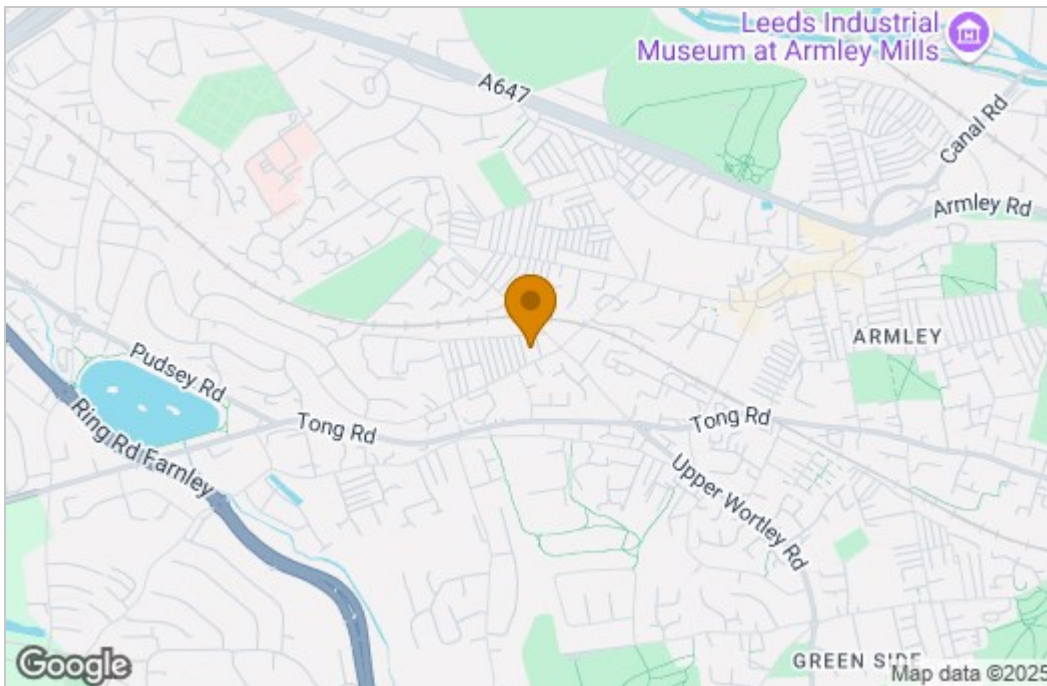
- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement

EPC E:

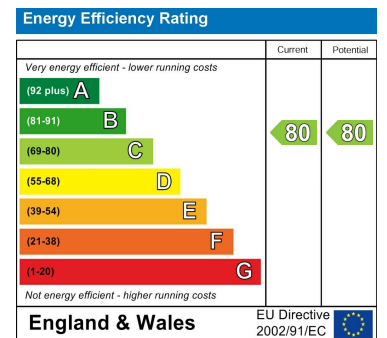
<https://find-energy-certificate.service.gov.uk/energy-certificate/8406-6933-8429-8527-3613>

Floor Plan

Area Map



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.