

KATH WELLS

ESTATE AGENTS & VALUERS



11 Prince Edward Road, Leeds, LS12 6LD

£975 Per Calendar Month

A GOOD SIZED THREE BEDROOM SEMI. Early internal viewing is advised for this DECEPTIVELY SPACIOUS property situated in a popular residential area of Wortley. The property has been WELL MAINTAINED & DECORATED making an ideal home for a variety of tenants including a growing family.

Briefly throughout and to the ground floor the accommodation comprises of a HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with a fireplace and hearth, a DINING AREA with ample space for a dining table and chairs, a FITTED KITCHEN with an ample range of cabinets and work surfaces (electric oven / grill, electric hob, extractor hood, fridge / freezer).

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a FAMILY SHOWER ROOM / WC.

Externally the property has GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET PARKING and access to a SINGLE ATTACHED GARAGE.

Local amenities are within walking distance. Leeds City centre, Bramley Railway Station and the motorway networks are a short drive away.

GROUND FLOOR:

Hallway:

Living Room:



Fireplace and hearth, fire

Dining Area:



Fitted Kitchen:



Electric oven / grill, electric hob, extractor hood, fridge / freezer

FIRST FLOOR:

Bedroom One:



Fitted Wardrobes

Bedroom Two:



Fitted Wardrobes

Bedroom Three:



Shower Room / WC:



Low flush WC, wash basin, shower area with electric shower

TO THE OUTSIDE:



Gardens:

Gardens front & rear

Off Street Parking / Single 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.

Council Tax Band / EPC Rating:

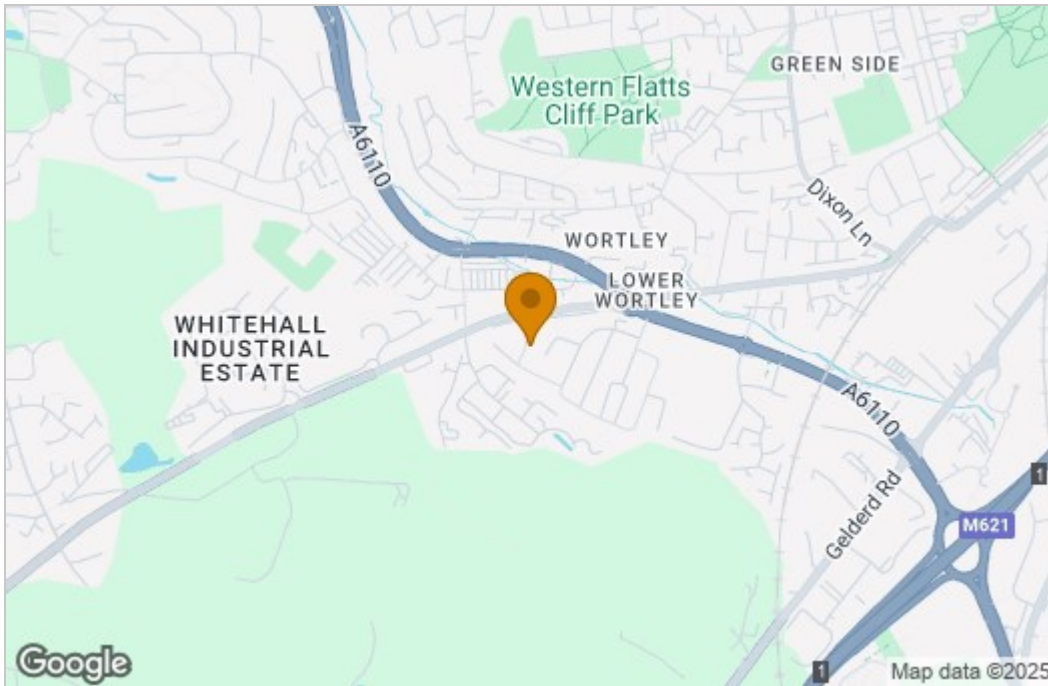
Council Tax Band: B / EPC Rating: D

EPC Link:

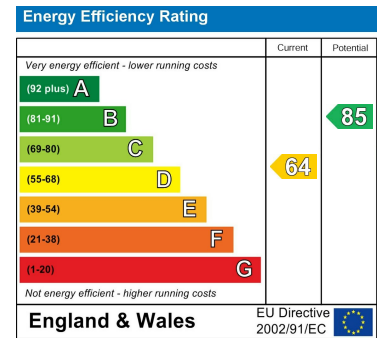
<https://find-energy-certificate.service.gov.uk/energy-certificate/2725-3038-1205-0684-2204>

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.