



### 7 Spring Valley View, Leeds, LS13 4RW

**£1,000 Per Month**

TO LET - SHORT TERM LET - Early viewing is advised for this DECEPTIVELY SPACIOUS SEMI DETACHED property situated in one of the more sought after areas of Bramley. The property has been MAINTAINED & DECORATED to a high standard both internally and externally 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 to the first floor, A SPACIOUS OPEN PLAN LIVING AREA comprising of a good sized LIVING ROOM AREA, a DINING AREA with French doors opening onto the rear garden, and a FITTED KITCHEN with an ample range of cabinets and some INTEGRAL KITCHEN APPLIANCES (electric oven / grill, hob, extractor hood, automatic washing machine, fridge / freezer).

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, a FAMILY BATHROOM / WC with a modern suite and a sower above the bath.

Externally the property has GARDENS to the front and rear. A patio and lawn to the rear provides an ideal entertaining space. A DRIVEWAY provides useful OFF STREET PARKING for several family sized cars and access to a SINGLE GARAGE.

## GROUND FLOOR:

### Hallway:

### Open Plan Living Area:



### Living Room:

### Fitted Kitchen:



Built under electric oven / grill, gas hob, extractor hood, integral fridge / freezer, automatic washing machine

### Dining Area:

## FIRST FLOOR:

### Landing:

### Bedroom One:



### Bedroom Two:



### Bedroom Three:



### Bathroom / WC:



Modern white suite comprising of a panelled shower bath with a glazed side screen and a shower above, vanity sink, low flush WC

## TO THE OUTSIDE:

## **Gardens:**



## **Off Street Parking / Driveway / Single Garage:**

Off street parking for several family cars, detached 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 & Security Bond:**

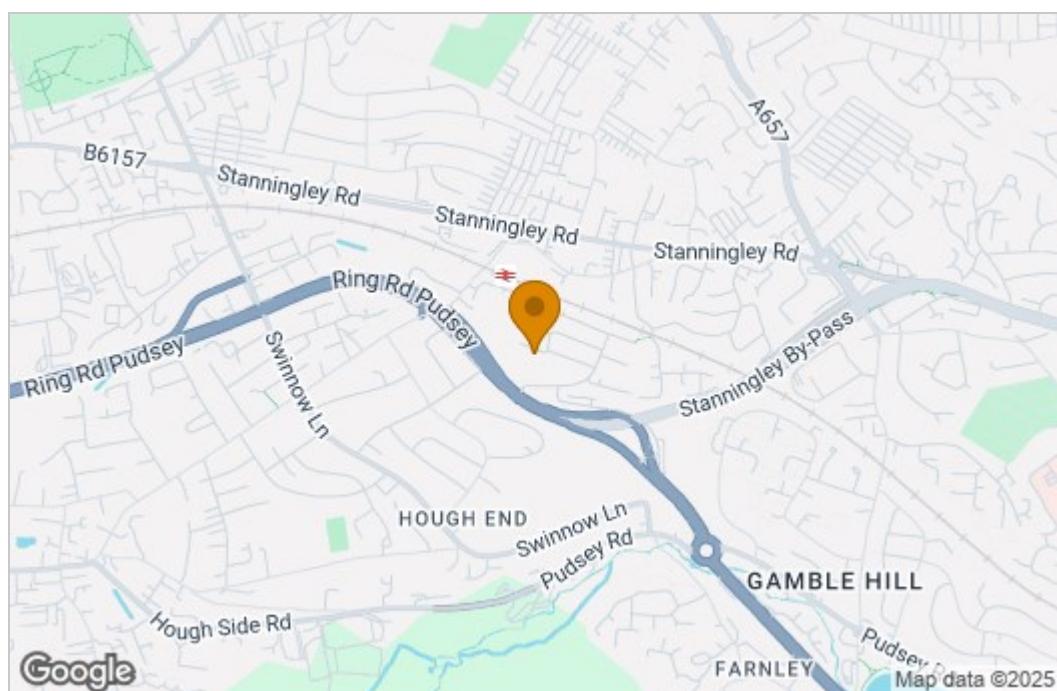
Council Tax Band: B / EPC Rating: D / Security Deposit £1,269.00

## **EPC Link:**

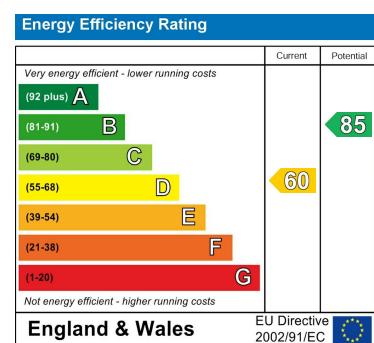
<https://find-energy-certificate.service.gov.uk/energy-certificate/0730-2862-7854-9225-4805>

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.