



9 Whingate Mills

Armley, Leeds, LS12 3UH

£550 Per Month



Available LATE APRIL TO LET is this UNFURNISHED ONE BEDROOM GROUND FLOOR APARTMENT located within a popular residential area of Armley, situated within easy access of local amenities and commuting distance of Leeds City Centre, the West Yorkshire Motorway network and surrounding Areas.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, an OPEN PLAN LIVING ROOM / KITCHEN, BEDROOM and a SHOWER ROOM / WC. This property would make an ideal Let for a single person. To arrange a viewing please contact our office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: A / EPC Rating: C Deposit £630.00



Communal Entrance Hallway:

Access via a communal entrance hallway

Private Entrance:

Access to the accommodation

Open Plan Living Space:

An open plan living area with a Fitted Kitchen, Living Room & Dining Area.

Double glazed window, electric wall heater, a range of fitted kitchen units, work surfaces, built under electric oven / grill, electric hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, ample space for living room furniture and a dining / breakfast table

Bedroom:

Double glazed window, ample space for bedroom furniture

Shower Room / WC:

A glazed shower cubicle with a shower, wash basin, low flush WC

TO THE OUTSIDE:

Parking:

The property benefits from having allocated parking and access to visitor parking spaces

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9588-5925-7340-4276-4954>

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

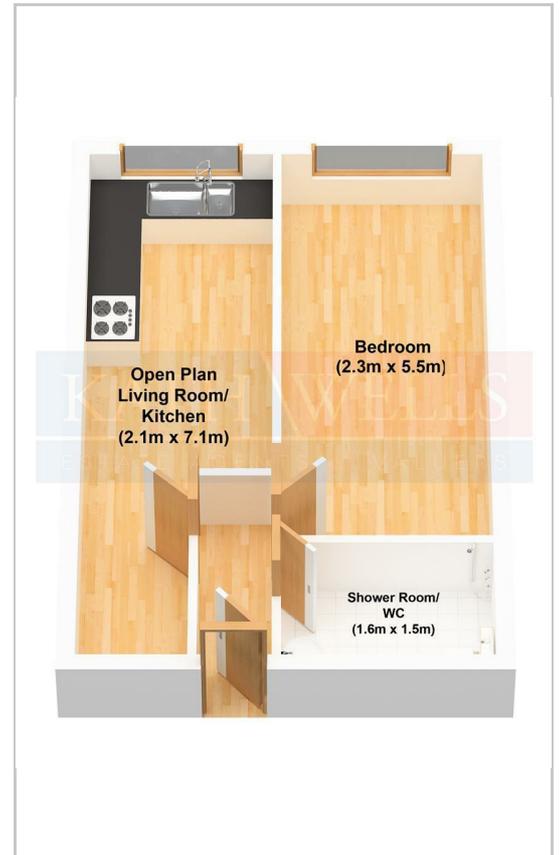
Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	70
England & Wales		
EU Directive 2002/91/EC		

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.