



2 Barras Fold

Wortley, Leeds, LS12 4ES

£1,250 Per Month



AVAILABLE EARLY JUNE 2025. Internal viewing is essential for this THREE BEDROOM SEMI DETACHED which benefits from having a large rear garden. The property is well presented throughout and is being rented out with some items of furniture and wardrobes included.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a CLOAKROOM / WC with a white suite, a LIVING ROOM with patio doors open onto the rear garden, and a MODERN FITTED BREAKFAST KITCHEN with an ample range of cabinets and space for a breakfast / dining table.

To the first floor there are TWO DOUBLE BEDROOMS each with wardrobes, a further SINGLE BEDROOM, an EN-SUITE SHOWER ROOM / WC, and a MODERN BATHROOM / WC with a white suite.

Externally the property has GARDENS to the front and rear. The REAR GARDEN is a good size and has a lawn and a patio area. A DRIVEWAY provides useful OFF STREET PARKING. Local amenities are close to hand and the motorway networks and Leeds Outer Ring Road are easily accessible. Bramley and Kirkstall Forge Railway stations are a short drive away. Internal viewings can be arranged by contacting our office on 0113 231 1033 / sales@kathwells.com Council Tax Band: C / EPC Rating: B / Security Bond: £1,442.00



GROUND FLOOR:

Hallway:

Stairs rising to the first floor, storage cupboard, bench, laminated flooring, central heating radiator

Living Room:

Double glazed patio doors, laminated flooring, wall mounted television bracket

Fitted Breakfast Kitchen:

Electric oven / grill, electric hob, extractor hood, fridge / freezer, automatic washing machine, integral dishwasher, display cupboard

Cloakroom / WC:

A white two piece suite

FIRST FLOOR:

Landing:

Bedroom One:

A range of wardrobes

En-suite Shower Room / WC:

Glazed shower cubicle with shower, wash basin, low flush WC

Bedroom Two:

A range of wardrobes

Bedroom Three:

Bathroom / WC:

A three piece suite comprising of a panelled bath with a shower above, wash basin, low flush WC

TO THE OUTSIDE:

Gardens:

The front garden is open plan. The rear garden has a paved patio / seating area, a lawn, and a decked seating area / gazebo

Off Street Parking:

A driveway provides useful off street parking for two cars

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: B

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2178-9022-7327-4573-4990>

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 £60 (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

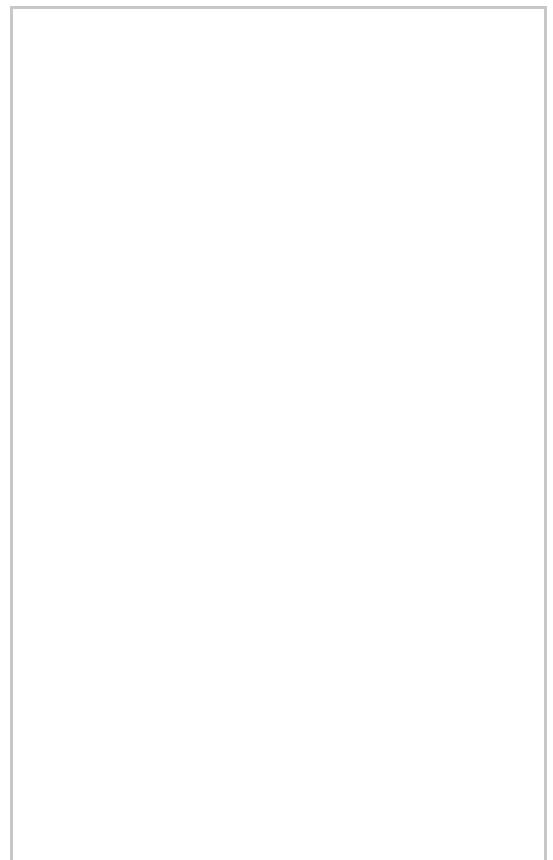
Other permitted payments may include:

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

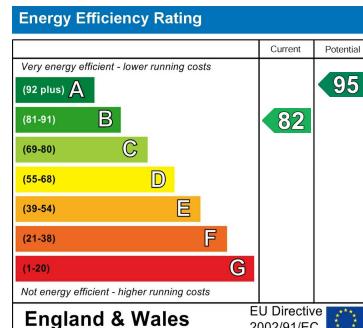
Area Map



Floor Plans



Energy Efficiency Graph



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.