



£695 Per Month

63 Cliffe Park Crescent, Wortley, Leeds, West Yorkshire, LS12 4XA

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* TO LET AVAILABLE MID DECEMBER 2025 * * UNFURNISHED (white goods included) * * DOUBLE GLAZING * * GAS CENTRAL HEATING * * OFF STREET PARKING * * GARDEN * * POPULAR LOCATION * * Required Deposit: 800.00 *

Being offered TO LET is this ONE BEDROOM APARTMENT set amongst similar style properties in the popular residential area of Wortley. This property is being offered UNFURNISHED with kitchen white goods included. Briefly throughout the property comprises of an ENTRANCE PORCH, LIVING ROOM, FITTED KITCHEN, GOOD SIZE BEDROOM with fitted wardrobes and a SHOWER ROOM / WC, Externally the property benefits from a low maintenance front GARDEN and a designated PARKING SPACE offering useful off street parking. Viewings can be arranged by contacting our office on 0113 231 1033 / 0113 252 322 / sales@kathwells.com. EPC Rating: D

Entrance Porch:

Living Room:

15'03" x 10'01" (4.65 x 3.07)

Fitted Kitchen:

Bedroom:

10'11" x 12'02" (3.33 x 3.71)

Shower Room / WC:

TO THE OUTSIDE:

Garden:

Parking:

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley office proceed down Lower Wortley Road and turn right onto Fawcett Lane which then becomes Bluehill Lane, take your first left onto Cliffe Park Crescent where Number 63 can be found signified by our TO LET Board.

