



## 34 Clyde Chase

New Wortley, Leeds, LS12 1XQ

£900 PCM



\* TO LET \*\* AVAILABLE NOW \*\* GOOD SIZED ROOMS \*\* THREE BEDROOMS \*\* GARDENS \*\* UNFURNISHED \*\* BOND £1038 Council Tax Band: A

A THREE BEDROOM TOWN House situated in a popular residential area of WORTLEY and well located for all local amenities such as shops, primary and high schools, parks, recreational / leisure facilities, within easy walking distance of AARMLEY TOWN STREET, buses into Leeds The property would make an ideal Let for someone wishing to live within reach of the M62, other West Yorkshire motorways and within commuting distance to Leeds, Bradford and other West Yorkshire Towns and Cities. Within the property there is LIVNG ROOM / DINING ROOM, FITTED KITCHEN, DOWNSTAIRS WC, THREE DOUBLE BEDROOMS & a FAMILY BATHROOM / WC. To arrange a viewing please call 0113 231 1033 / 0113 252 322 / sales@kathwells.com. The required deposit is £1038.00



**Entrance Hallway:**

**Through Lounge: 23'03" x 11'03" (7.09 x 3.43)**

**Fitted Kitchen: 11'05" x 11'03" (3.48 x 3.43)**

**Downstairs WC:**

**TO THE FIRST FLOOR:**

**Landing:**

**Bedroom One: 12'05" x 13'01" (3.78 x 3.99)**

**Bedroom Two: 11'00" x 10'00" (3.35 x 3.05)**

**Bedroom Three: 8'06" x 10'052" (2.59 x 4.37)**

**Bathroom / WC: 5'07" x 9'01" (1.70 x 2.77)**

**TO THE OUTSIDE:**

**Gardens:**

**Epc Link**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0810-0907-5200-4900-2200>

**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

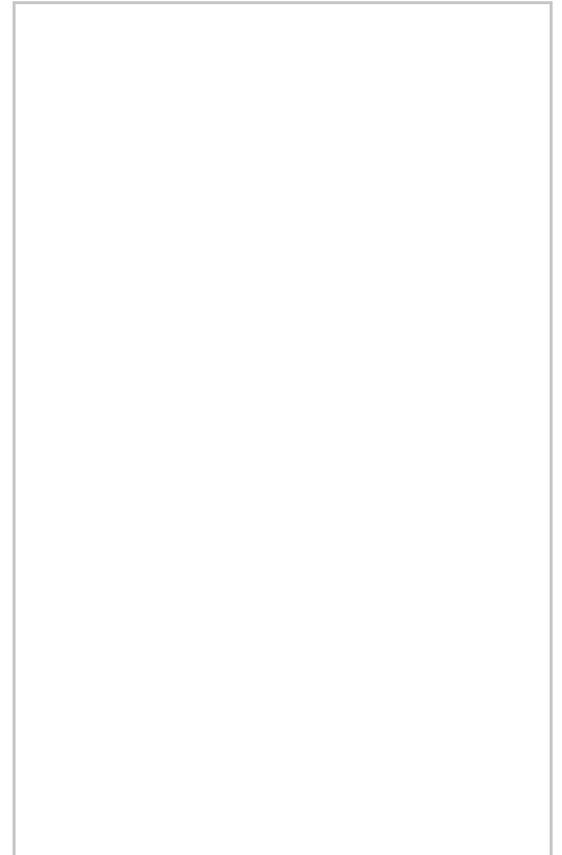
Other permitted payments may include:

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

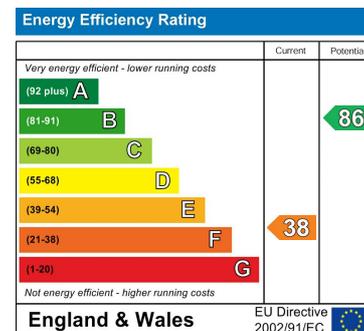
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.