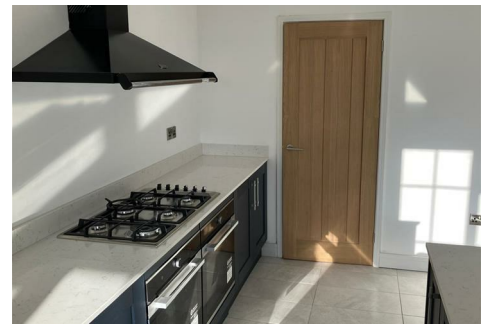




32 Lawns Green, Leeds, LS12 5RR

£1,400 Per Month

A THREE BEDROOM DETACHED property which has RECENTLY BEEN REFURBISHED and benefits from having NEW CARPETS & FLOORING, a NEWLY FITTED KITCHEN with some INTEGRAL APPLIANCES, a MODERN FOUR PIECE BATHROOM SUITE, and OFF STREET PARKING / a SINGLE GARAGE. The property is located in a highly sought after residential area and offers spacious living accommodation and easy access into Leeds City Centre and to the motorway networks.

Briefly throughout the property comprises of an ENTRANCE VESTIBULE, a LIVING ROOM with a bay window, a SPACIOUS FITTED DINING / BREAKFAST KITCHEN with ample range of storage units, some INTEGRAL APPLIANCES and a breakfast / dining area with bench seating.

To the first floor there are TWO DOUBLE BEDROOMS, one for which has built-in storage, a further SINGLE BEDROOM and a newly fitted BATHROOM / WC with a FOUR PIECE SUITE.

The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS to the front and rear, OFF STREET PARKING, and a GARAGE.

Internal viewing is essential to avoid disappointment and appreciate the benefits that this property has to offer. Viewings can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com.

EPC Rating: D / Council Tax Band: C / Security Deposit £1,615.00

GROUND FLOOR:

Entrance Vestibule:

Access via a front entrance door

Living Room:



Double glazed bay window to the front elevation, new carpets and decorations

Extended Dining Kitchen:



A range of wall, drawer and base units, works surfaces, integral dishwasher, integral wine fridge, two built under electric ovens / grills, six burner gas hob, extractor hood, breakfast / dining area with built-in seating, under-stairs storage cupboard with plumbing for an automatic washing machine

FIRST FLOOR:

Landing:



Storage cupboards

Bedroom One:



Double glazed window

Bedroom Two:



Double glazed window, storage cupboard / built-in wardrobe

Bedroom Three:



Double glazed window

Bathroom / WC:



A modern suite comprising of a roll top bath, wash basin, low flush WC, shower cubicle with a rainfall shower

TO THE OUTSIDE:

Driveway & Garage:



A driveway runs to the side of the property providing useful off street parking and access to a single detached garage

Gardens:



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

EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0320-2184-7190-2592-3241>

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: C

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

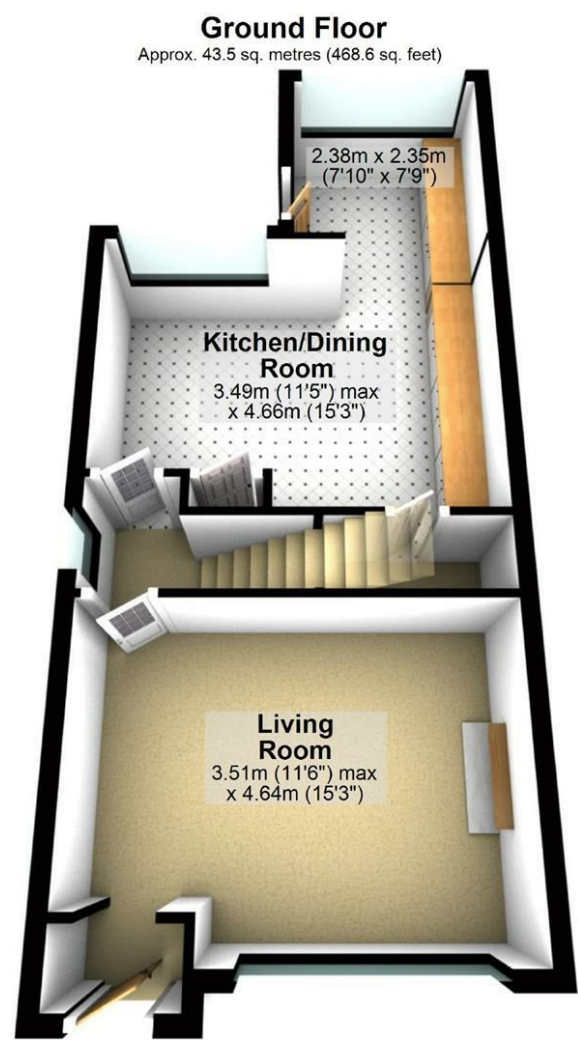
Other permitted payments may include:

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

Security Bond Required:

£1,615.00

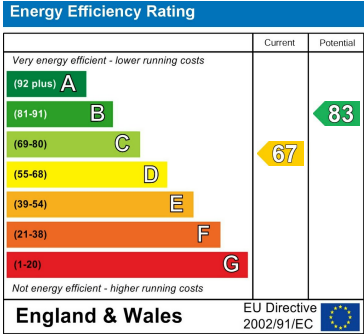
Floor Plan



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.