KATH | WELLS

ESTATE AGENTS & VALUERS



27 Ring Road

Lower Wortley, Leeds, LS12 5SR

£775 Per Month

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*AVAILABLE NOW * *OPEN PLAN LIVING * * ONE BEDROOM * * UNFURNISHED *
* GAS CENTRAL HEATING * * DOUBLE GLAZING * * CLOSE TO LOCAL AMENITIES * * VIEWING ADVISED * * REQUIRED BOND £890.00 * *

This UNFURNISHED One Bedroom PROPERTY benefits from Gas Central Heating and Double Glazing

The accommodation is all on one level, briefly comprises of an OPEN PLAN LIVING SPACE The MODERN FITTED KITCHEN area has a range of cabinets and appliances (electric oven / grill, electric hob, extractor hood. The DOUBLE BEDROOM is a good size for the style of property. The SHOWER ROOM / WC comprises of a shower cubicle with a rainfall shower, a low flush WC and a wash basin set into a vanity unit.

Externally the property has a low maintenance COURTYARD GARDEN. There is on street parking to the side of the property and a lockable STORE ROOM which is ideal for garden furniture and bikes.







GROUND FLOOR:

Open Plan Living Space:

Double Bedroom:

Shower Room / WC:

TO THE OUTSIDE:

Garden:
An enclosed courtyard garden

Parking:

Storage Sheds:
Lockable storage room

Permitted Payments:
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.

EPC Rating & Council Tax Band
EPC Rating: C / Council Tax Band: A
https://www.tax.service.gov.uk/check-council-tax-band/property/6d649155-6166-4f95-a3c6-34f451efbd13

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-3811-6030-2104-5801

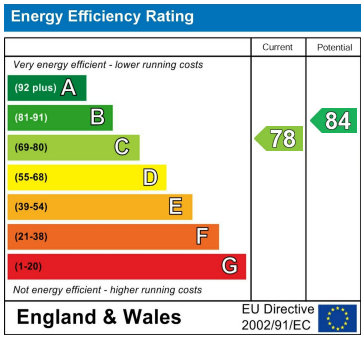
Disclaimer:
Please note photos are for guidance only, if you are in any doubt as to what is included with the Let (i.e. furniture, appliances etc) you should seek further advice and clarification prior to submitting your application.

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.

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