



253 Ring Road

Lower Wortley, Leeds, LS12 5PH

£895 Per Month



* TO LET * * AVAILABLE EARLY JUNE 2025 * * THREE BEDROOM SEMI DETACHED * * FRONT SIDE & REAR GARDENS * * DOUBLE GLAZING * * GAS CENTRAL HEATING * * DRIVEWAY * * CONVENIENTLY LOCATED *

A THREE BEDROOM unfurnished property situated in a convenient and popular location.

Briefly throughout the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a LIVING ROOM, a FITTED KITCHEN, TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a MODERN BATHROOM / WC. Externally the property has good sized GARDENS to the front, side, rear and a DRIVEWAY providing off street parking. With the added benefits of DOUBLE GLAZING, GAS CENTRAL HEATING.

Local amenities and bus routes are within walking distance. The M621 and Leeds City Centre are a short drive away. Early internal viewing is highly recommended and can be arranged by contacting Kath wells Estate Agents. EPC Rating: D, Deposit £1030.00



GROUND FLOOR:

Entrance Hallway:

Living Room:

Fitted Dining Kitchen:

TO THE FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom / WC:

TO THE OUTSIDE

Gardens:

Driveway:

EPC:

[Https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9614-3900-6200-6390-7204](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9614-3900-6200-6390-7204)

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

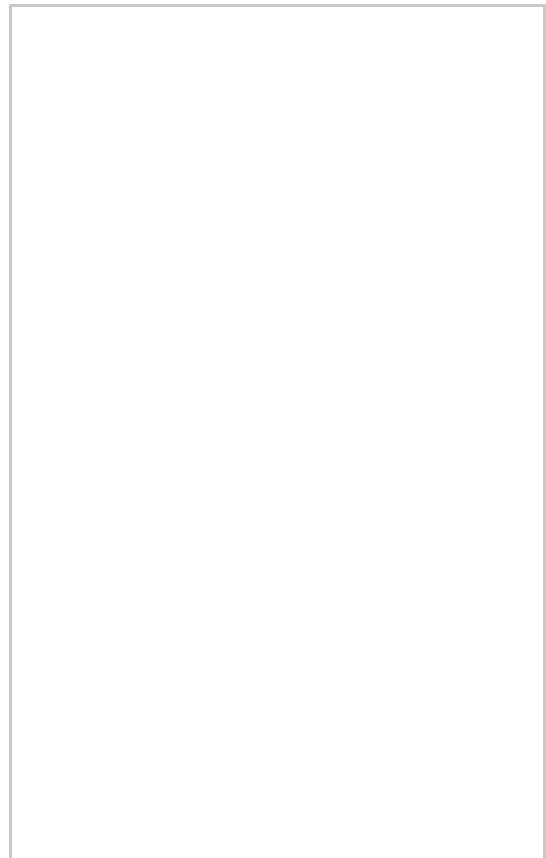
Other permitted payments may include:

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

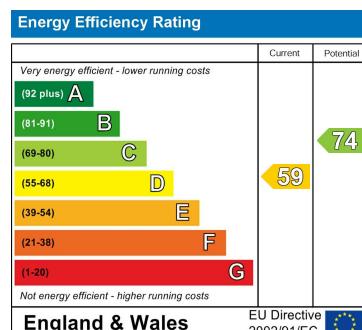
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.