

KATH | WELLS

ESTATE AGENTS & VALUERS



3 Suffield Close

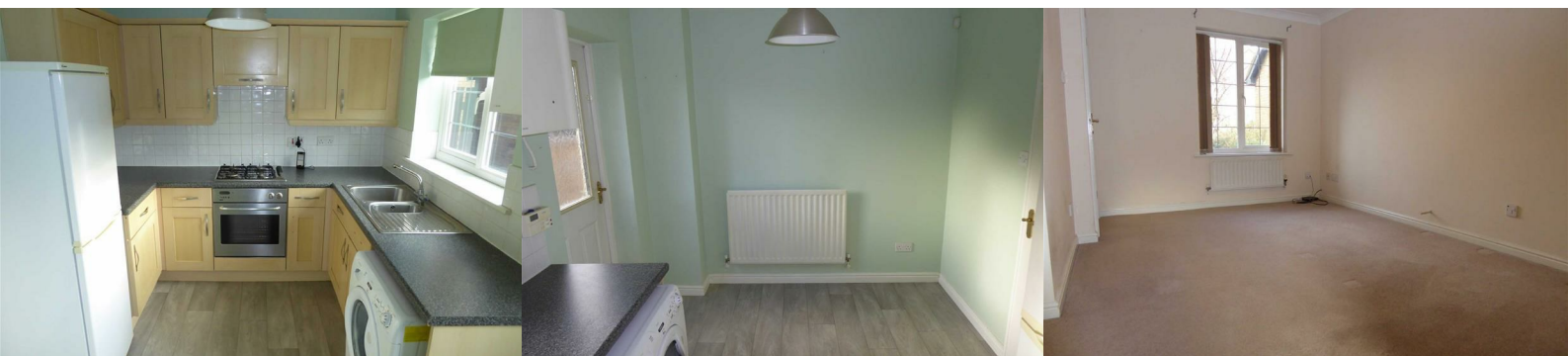
Gildersome, Leeds, LS27 7WE

£795 Per Month



* AVAILABLE MID OCTOBER ** TWO BEDROOM TOWN HOUSE ** GARDENS ** PARKING ** MODERN BATHROOM & KITCHEN ** BOND £ 915.00 *

AVAILABLE MID OCTOBER , A MODERN TWO BEDROOM END TOWN HOUSE situated in a popular residential development on the outskirts of Gildersome. Briefly throughout the accommodation comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM, a FITTED DINING KITCHEN (electric oven / grill, four ring gas hob, extractor hood), TWO BEDROOMS and a BATHROOM / WC with a white suite and a shower above the bath. Externally there is an enclosed GARDEN to the rear of the property with a garden shed. To the front there is OFF STREET PARKING. This property is conveniently situated for access to Leeds / Bradford, the Motorway networks and local amenities such as shops and well regarded schools. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: D, Bond £915.00



GROUND FLOOR:

Entrance Vestibule:

Living Room: 14'06" x 12'09" (4.42 x 3.89)

Fitted Dining Kitchen: 12'08" x 8'07" (3.86 x 2.62)

Fridge / Freezer, built under electric oven / grill, four burner gas hob, extractor hood, inset 1 ¼ bowl stainless steel sink / drainer, automatic washing machine

FIRST FLOOR:

Landing:

Bedroom One: 12'09" x 10'10" (3.89 x 3.30)

Bedroom Two: 11'08" x 6'05" (3.56 x 1.96)

Bathroom / WC: 6'10" x 6'05" (2.08 x 1.96)

A white suite comprising of a panelled bath with shower mixer taps and an electric MIRA Shower above, wash basin, low flush WC

TO THE OUTSIDE:

Gardens:

An enclosed rear garden with a lawn and a garden shed

Parking:

There is off street parking available to the front of the property

EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2737-0423-8200-0912-8296>

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.

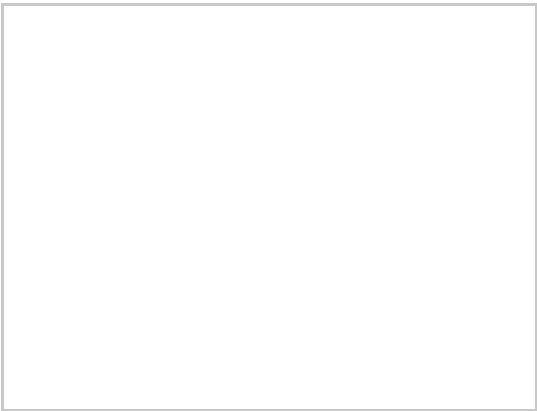
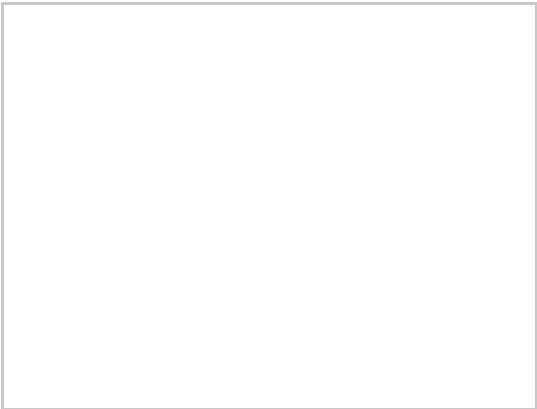
Disclaimer:

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.

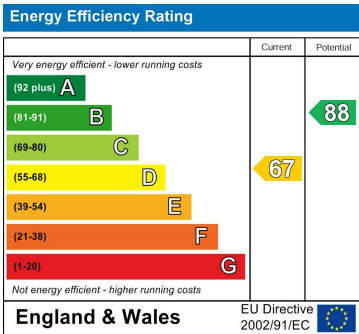
Area Map



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.