



£645 Per Month

Flat 3, 29 Dixon Lane, Wortley, Leeds, West Yorkshire, LS12 4RR

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* AVAILABLE MID APRIL * * CITY LIVING WITHOUT THE PRICE!! * * MODERN INTERIOR * * MODERN KITCHEN & SHOWER ROOM * * FITTED WARDROBES * * INITIAL 12 MONTH TENANCY *

Early internal viewing should not be missed for this ONE BEDROOM SECOND FLOOR APARTMENT which has been REFURBISHED to provide a MODERN LIVING SPACE ideal for a single person or young couple. The Apartment benefits from having a FITTED KITCHEN with an range of cabinets, a modern extractor hood and a built under oven with an electric hob; a modern SHOWER ROOM / WC with a walk-in shower and a white suite; and a good sized DOUBLE BEDROOM with FITTED WARDROBES. Conveniently situated for ACCESS TO LEEDS CITY CENTRE and the motorway network this property would make an ideal home for a variety of buyers. Internal viewing can be arranged by contacting Kath wells
EPC Rating: D * INITIAL 12 MONTH TENANCY * * DEPOSIT £744.00 *

GROUND FLOOR:

Communal Entrance:

OPEN PLAN LIVING SPACE:

Fitted Kitchen Area:

10'11" x 8'05" (3.33 x 2.57)

Open Plan Living Room:

17'09" x 17'00" (5.41 x 5.18)

Bedroom:

12'03" x 11'05" (3.73 x 3.48)

Shower Room / WC:

7'09" x 6'06" (2.36 x 1.98)

TO THE OUTSIDE:

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: D

Council Tax: A

<https://www.tax.service.gov.uk/check-council-tax-band/property/c138e423-d81f-e3a0-75fa-bba86986afd4>

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our Wortley office proceed up Lower Wortley Road, turn right into Dixon Lane Road and continue to the 'T' junction, turn right into Dixon Lane and continue. Number 29 where the apartment can be found on the left hand side signified by our TO LET BOARD

