KATH | WELLS
ESTATE AGENTS & VALUERS



65 East Park Parade

, Leeds, LS9 9DA

£1,100 Per Month

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East Park Parade, Leeds, LS9 9DA
Rent: £1,100 pcm | Deposit: £1,269.00
Fully furnished | All bills included except gas and electricity

Kathwells are delighted to offer to let this beautifully presented one-bedroom property, featuring contemporary interiors, a walk-in wardrobe and a stylish open-plan living space.

The open-plan lounge and kitchen forms the heart of the home. The living area is furnished with a generous sofa, coffee table and coordinating accessories, creating a welcoming setting for relaxing. A striking slatted feature wall incorporates a television and fireplace, while recessed ceiling lighting and pale wood-effect flooring complement the modern finish.

The fitted kitchen features sleek grey cabinets, contrasting light worktops and a tiled splashback. An oven, hob and extractor provide the cooking facilities, with a washing machine, fridge and freezer also included.







GROUND FLOOR:

Open plan kitchen dining room, living room:

Bedroom One:

Walk in wardrobe:

Shower room / WC:

TO THE OUTSIDE:

Off Street Parking:

EPC Link:

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

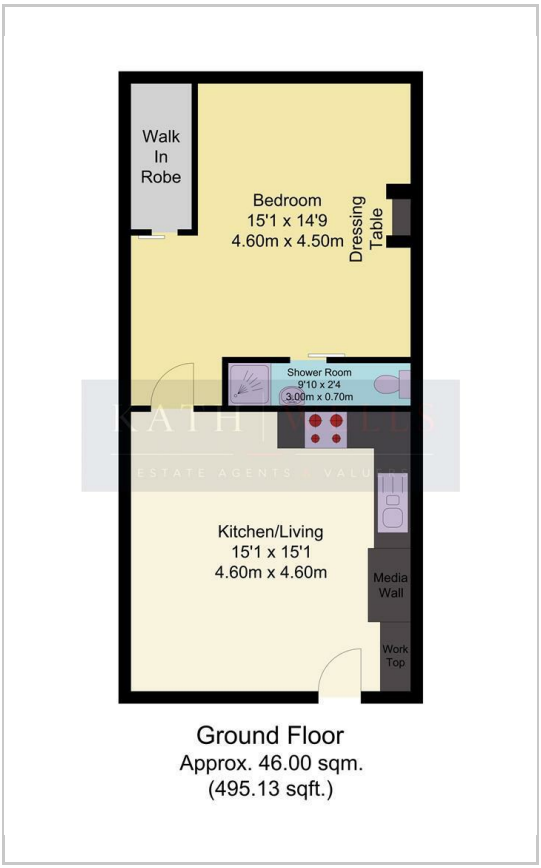
Other permitted payments may include:

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

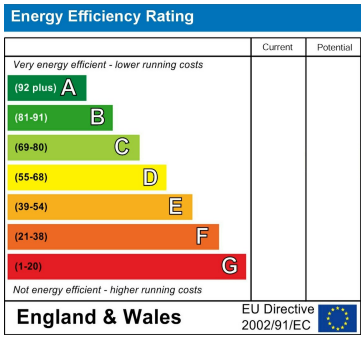
Area Map



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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