



£640 Per Month

44 Whitehall Drive, Wortley, Leeds, West Yorkshire, LS12 5LW

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NEW TO LET...

AVAILABLE MID DECEMBER To Let is this TWO BEDROOM FIRST FLOOR APARTMENT TO START ON A NINE MONTH CONTRACT

Ideally located with easy access to Leeds City Centre and West Yorkshire Motorway Links.

The property benefits from ELECTRIC PANEL HEATING by DIMPLEX, DOUBLE GLAZING, FITTED WARDROBES to MASTER Bedroom, Modern Fitted Kitchen and Bathroom Suite and a PARKING SPACE and is located within easy access of LOCAL AMMENITIES such as shops, schools and bus routes to surrounding areas this property has the appeal of City Living, Early internal viewing is recommended to avoid

## Communal Entrance

## Entrance Hallway

## Living Room

16'10" x 10'1" (5.13 x 3.07)

Juliette balcony, Settee

## Fitted Kitchen

8'8" x 5'6" (2.64 x 1.68)

A range of modern wall, drawer and base units, electric oven / grill, gas hob, extractor hood

## Bedroom One

10'1" x 11'0" (3.07 x 3.35)

Double Bed, fitted wardrobes providing shelf and hanging space

## Bedroom Two

6'9" x 10'3" (2.06 x 3.12)

Single bed

## Bathroom/WC

6'9" x 10'3" (2.06 x 3.12)

A modern white three piece suite comprising of a panelled bath with shower over, hand wash basin and a low flush WC, tiled floor

## TO THE OUTSIDE:

Gardens: Communal gardens to the front.

Parking: An allocated and a dedicated parking space provided for this property.

## Gardens:

The property is surrounded by communal gardens

## Parking:

There is an allocated parking space for this property together with visitor parking spaces

## 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 Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0167-2856-7667-9221-3995>

## 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

Please use the postal code LS12 5LW in Sat.Nav.

