



£850 Per Month

69 Cow Close Road, Wortley, Leeds, West Yorkshire, LS12 5PD

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AVAILABLE TO LET. Internal viewing is highly recommended for this TWO BEDROOM MID TERRACE PROPERTY situated in a popular and convenient residential area of Wortley. The property has been modernized throughout and benefits from having had the basement converted into a FITTED BREAKFAST KITCHEN, and the living room enlarged by extending into what was the kitchen.

Briefly throughout the property comprises of a LIVING ROOM with stairs rising to the first floor; a basement which has been converted into a FITTED BREAKFAST KITCHEN with a modern range of cabinets and work surfaces, a breakfast bar and ample space for appliances; TWO DOUBLE BEDROOMS, each with ample space for a range of bedroom furniture; a MODERN BATHROOM / WC with a white suite.

Externally there is a small GARDEN to the front. Parking is 'on street'.

Local amenities, well regarded schools, the Motorway Network and the Outer Ring Road are easily accessible. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com Security Bond Required £10350.00 / EPC Rating: D / Council Tax Band: A

GROUND FLOOR:

Living Room:

Access via a part glazed front entrance door, double glazed window, central heating radiator, television point, stairs rising to the first floor, stairs down to the basement / Fitted Breakfast Kitchen

BASEMENT:

Fitted Breakfast Kitchen:

Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, breakfast bar, an inset sink and drainer, built under electric oven / grill, electric hob, plumbing for an automatic washing machine (washer included), space for a fridge / freezer and a tumble dryer, inset ceiling lights

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs rising to the second floor

Bedroom One:

Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bathroom / WC:

Double glazed window, ladder style central heating radiator / towel warmer, a modern white suite comprising of a panelled bath, wash basin, low flush WC, modern tiling

SECOND FLOOR:

Bedroom Two:

Double glazed window, central heating radiator, ample space for a range of bedroom furniture

TO THE OUTSIDE:

Garden:

A small front garden with an artificial lawn and a newly erected fence

EPC Rating / Council Tax Band:

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EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2050-5306-0040-1204-3701?print=true>

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.

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 5PD in Sat. Nav. Number 69 Cow Close Road can be found signified by our FOR SALE SIGN

