



£995 Per Month

15 Windmill Court, Wortley, Leeds, West Yorkshire, LS12 4WB

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* NEW TO LET ** UNFURNISHED THREE BEDROOM END TOWN HOUSE ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** BUILT IN OVEN & HOB *
* WHITE GOODS ARE NOT INCLUDED ** DOWNSTAIRS / WC ** OFF STREET PARKING ** GARDENS ** POPULAR LOCATION ** BOND £1065 *

We are pleased to offer to rent this THREE BEDROOM MODERN END TOWN HOUSE. Close to local amenities such as shops, schools and bus routes / transport links to surrounding areas the property has been Well Maintained Throughout and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, GOOD SIZE CORNER PLOT GARDEN WITH A SHED, SECURITY ALARM and OFF STREET PARKING to the FRONT. An ideal Let for a variety of people wishing to live within commuting distance of Leeds / Bradford City centres, the M62 and other West Yorkshire motorways. . BOND £1065, EPC Rating: C

GROUND FLOOR:

Entrance Hallway:

Downstairs / WC:

Open Plan Living Room:

Fitted Kitchen:

TO THE FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom / WC:

TO THE OUTSIDE:

Drive / Off Road Parking:

Gardens:

Epc Link:

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

From our Wortley office proceed down Lower Wortley Road, turn right into Fawcett Lane and continue into Blue Hill Lane, turn right into the Modern development where number 15 Windmill Rise can be found signified by our To Let board

