





£900 Per Month

23 Nancroft Mount, Armley, Leeds, West Yorkshire, LS12 2DF

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A two-bedroom terraced property available to rent immediately in a popular residential area of Armley.

The property features a spacious living room, modern fitted kitchen with access to storage cellars, two large double bedrooms and a modern bathroom with a shower over the bath.

Additional benefits include double glazing and gas central heating. The property is conveniently located within walking distance of Armley town centre and local bus routes, with easy access to Leeds city centre and the motorway network.

Bedrooms: 2 double bedrooms

GROUND FLOOR:

Living Room:

Fitted Kitchen:

FIRST FLOOR:

Landing:

Bedroom:

Bedroom Two:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

Off Street Parking:

EPC Link:

Council Tax Band: A & EPC Rating: C

Permitted Payment(s):
As well as paying the rent, you may also be required to make the following permitted payments:

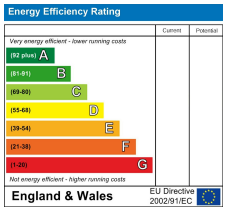
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate 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 2DF. Number 23 Nancroft Mount can be found signified by our TO LET SIGN

69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
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