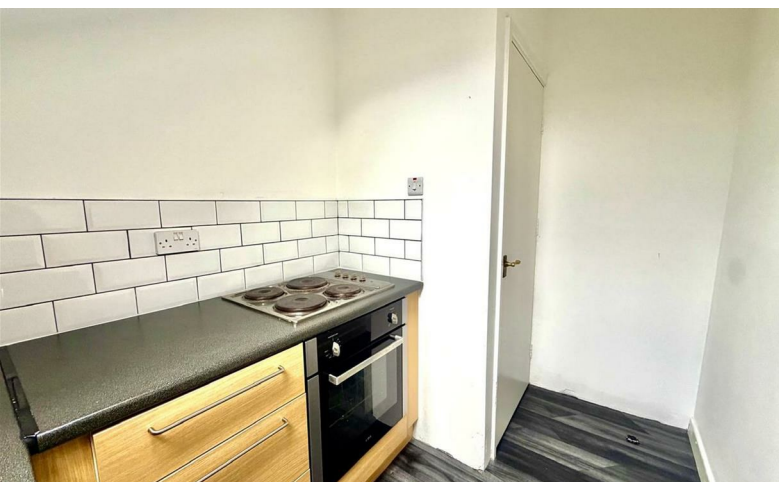




£675 Per Month

FLAT 4, 14 Tempest Road, Leeds, LS11 7AW

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Kath wells are pleased to offer TO LET this well-presented top-floor apartment, conveniently located on Tempest Road with good access to Leeds City Centre and surrounding areas.

The property offers a bright and spacious main living/bedroom area with attractive sloping ceilings and a distinctive arched window, giving the apartment plenty of character and natural light.

There is a separate fitted kitchen with a range of wood-effect units, contrasting work surfaces, white metro-style tiled splashbacks, integrated electric oven, four-ring electric hob and stainless steel sink. A roof window provides additional natural light.

The accommodation also benefits from a shower room with a large glazed shower enclosure and vanity wash basin, together with a separate WC area.

## Entrance Hallway:

## Living Room:

## Fitted Kitchen:

## Bedroom One:

## BATHROOM / WC:

## 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://www.tax.service.gov.uk/check-council-tax-band/property/ac1bd92d-7136-ac20-778c-09414233707b>

## 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 LS11 7AW . Number Flat 4, 14 Tempest Road can be found signified by our TO LET SIGN

