



£1,100 Per Month

4 Gotts Park View, Armley, Leeds, West Yorkshire, LS12 2QZ



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\* AVAILABLE IMMEDIATELY \* \*UN- FURNISHED \* \* GOOD SIZED ACCOMMODATION \* \* FRONT SIDE & REAR GARDENS \* \* NEW MODERN FITTED KITCHEN & NEW BATHROOM \* \* GAS CENTRAL HEATING \* \* DOUBLE GLAZING \* \* REQUIRED DEPOSIT £1,296.00 \* \* POPULAR LOCATION \* \* VIEWING ADVISED \*

NEW TO LET with Kath Wells Estate Agents is this THREE BEDROOM SEMI DETACHED located in an ever popular residential area of UPPER ARMLEY situated within easy access to Leeds City Centre and close to local amenities such as shops, schools and bus routes to surrounding areas. Benefits include a NEWLY FITTED KITCHEN & BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, NEW CARPETS THROUGHOUT, and GARDENS to the front side & rear. The property is being offered UN-FURNISHED. To avoid disappointment and to fully appreciate the benefits this property has to offer early internal viewing is recommended. To arrange a viewing please contact kath wells estate agents. EPC Rating: D

### GROUND FLOOR:

#### Entrance Hallway:

#### Dining Living Room:

#### Dining Area:

#### New Fitted Kitchen:

### TO THE FIRST FLOOR:

#### Landing:

#### Bedroom One:

#### Bedroom Two:

#### Bedroom Three:

#### New Bathroom / WC:

### TO THE OUTSIDE:

#### Gardens

### EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2911-0649-4125-7790-0794>

### 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 up Lower Wortley Road to the mini roundabout, turn left into Upper Wortley Road, continue through the lights at Whingate junction, turn right at the Commercial Pub, cross Armley Town Street into Armley Ridge Road, continue to Stanningley Road, cross Stanningley Road into the continuation of Armley Ridge Road, take the second left hand turning into Gotts Park View and continue to the end where Number 4 can be found signified by our TO LET SIGN.

