

14 Park Crescent Armley



One Bedroom First Floor Apartment : £525

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web site
www.kathwells.com

e-mail
sales@kathwells.com

14 Park Crescent Armley, LS12 3NL

*** AVAILABLE TO LET EARLY OCTOBER * *
FULLY REFURBISHED * * ONE BEDROOM
TOP FLOOR APARTMENT * * WELL
PRESENTED * * MODERN FITTED KITCHEN
& SHOWER ROOM * * DOUBLE GLAZING * *
PART FURNISHED * * BOND £605.00 ***

AVAILABLE TO LET EARLY OCTOBER is this FULLY REFURBISHED ONE BEDROOM FIRST FLOOR APARTMENT ideally located within easy access of Leeds City Centre and the M62 / M621 Motorways, local amenities and schools are a short walk away.

The property benefits from DOUBLE GLAZING, ELECTRIC HEATING, a MODERN FITTED KITCHEN and SHOWER ROOM. The KITCHEN has space for a fridge freezer and plumbing for an automatic washing machine,

Early internal viewing is recommended to avoid disappointment and to fully appreciate the benefits this property has to offer. The deposit required for this property is £605. To arrange a viewing please contact Kath Wells Estate Agents on 0113 2311 033 / sales@kathwells.com. EPC Rating: E

The Property Benefits From:

Redecorated, New Kitchen & Shower Room, Electric Central Heating, Double Glazing, New Carpets, Required Bond: £605

The Property Comprises of:

Communal Entrance, Private Hallway, Open Plan Living Room / Kitchen, One Large Double Bedroom, Shower Room / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Communal Entrance:



Entrance Hallway:

OPEN PLAN LIVING:

Living Area:



Modern Fitted Kitchen:



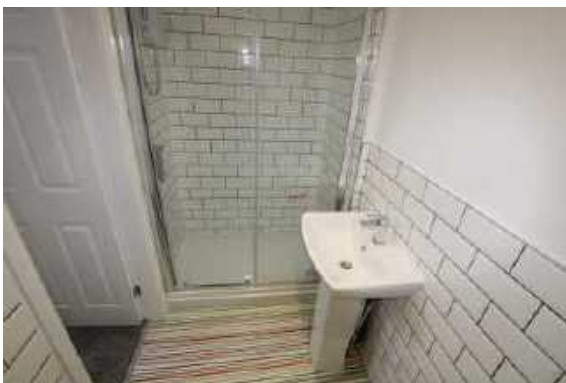
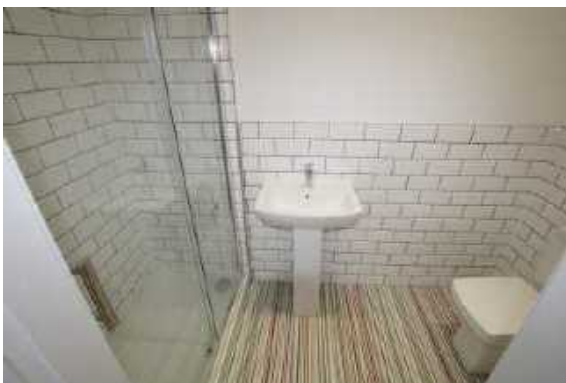


FIRST FLOOR:

Bedroom:



Shower Room / WC:



Permitted Payment (S):

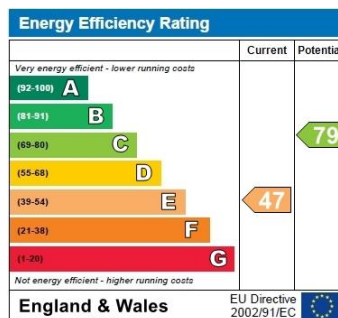
As well as paying the rent, you may also be required to make the following permitted payments:

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



Directions:

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left onto Upper Wortley Road, at traffic signals continue forward onto Whingate, turn right onto Wortley Road, turn left onto Armley Ridge Road, turn right onto Moor Field Road and turn left onto Park Crescent where number 14 can be found signified by our to let Sign

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

Floor Plan 1

Floor Plan 2

Floor Plan 3

