





£1,200 Per Month

28 Cow Close Road, Wortley, Leeds, West Yorkshire, LS12 5NU

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COMING TO THE RENTAL MARKET – THREE BEDROOM TERRACED HOME IN WORTLEY – £1,200 PCM

Kathwells are pleased to introduce this three-bedroom terraced home on Cow Close Road, Wortley. Situated within an established residential area of LS12, the property offers a convenient location for those looking to rent to the west of Leeds city centre.

The three-bedroom accommodation provides flexibility for a variety of households, including couples and families. Whether you need bedrooms for the whole household, space for guests or a separate room for working from home, the property offers options to suit your everyday requirements.

GROUND FLOOR:

Entrance Hallway:

Living Room:

Fitted Dining Kitchen Kitchen:

Downstairs WC:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bedroom Three:

Bathroom / WC:

TO THE OUTSIDE:

Gardens:

Council Tax Band & EPC Rating:
Council Tax Band: A / EPC Rating: D

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0678-2007-7298-5333-2930

Permitted Payments:

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

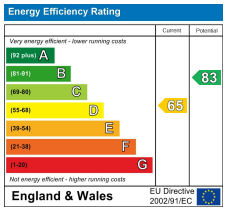
Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate 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.

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 5NU in Sat. Nav. Number 28 Cow Close Road can be found signified by our TO LET SIGN

69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
Tel: 0113 231 1033 Email: sales@kathwells.com www.kathwells.com