£1,300 Per Month

1b Holme Farm Court, Leeds, West Yorkshire, LS12 5UA

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TO LET is this beautifully presented home combining character features with stylish modern living, featuring a superb open-plan kitchen/living/dining space, exposed brickwork, feature beams and off-street parking.

Kath Wells Estate Agents are delighted to offer for rent this impressive property situated within the popular Holme Farm Court development.

The standout feature of the home is undoubtedly the spacious open-plan kitchen, dining and living area. Finished to a high standard and full of character, the room features attractive stone flooring, exposed timber beams and a striking exposed-brick fireplace with a log-burning style stove (for decorative purposes only) creating a fantastic focal point.

The kitchen is fitted with an excellent range of contemporary shaker-style wall and base units complemented by solid timber-effect work surfaces and exposed brick splashbacks. Integrated cooking appliances and

GROUND FLOOR:

Entrance:

OPEN PLAN LIVING DINING FITTED KITCHEN:

FIRST FLOOR:

Landing:

Bedroom One:

Bedroom Two:

Bathroom/ WC:

TO THE OUTSIDE:

Garden:

Drive:

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: C

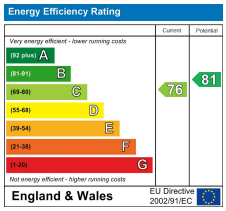
https://find-energy-certificate.service.gov.uk/energy-certificate/9889-3066-7201-7666-5200

Council Tax Band: C

https://www.tax.service.gov.uk/check-council-tax-band/property/02a701ae-0747-40a6-30d0-73aa0a3ec18b

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 5UA . Number 1B Holme Farm Court can be found signified by our TO LET SIGN

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