





£130,000

24 Tavistock Park, Wortley, Leeds, West Yorkshire, LS12 4DD

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* FIRST FLOOR APARTMENT* * TWO BEDROOMS* * GAS CENTRAL HEATING * * PARKING SPACE * * WHITE GOODS INCLUDED * * BRAND NEW FITTED BATHROOM * * CLOSE TO LOCAL AMENITIES / BUS ROUTES TO LEEDS CITY CENTRE *

Available TO LET with Kath Wells Estate Agents is this TWO BEDROOM FIRST FLOOR APARTMENT in an ever popular residential area of WORTLEY, close to local amenities such as shops, schools and bus routes to surrounding areas. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, WHITE GOODS, BRAND NEW FITTED BATHROOM SUITE and a PARKING SPACE. Item's included are a washing machine, oven, fridge freezer and a wine cooler, This property would be ideal for anyone wishing to live within easy commuting distance of Leeds / Bradford City Centres, the M62 and other West Yorkshire Motorways. Contact our office on 0113 2311 033 / sales@kathwells.com to arrange a viewing. EPC Rating B

GROUND FLOOR:

Intercom Communal Entrance:

TO THE FIRST FLOOR:

Private Entrance:

Hallway:

Living Room:
15'00" x 14'08" (4.57 x 4.47)

Fitted Kitchen:
9'07" x 8'09" (2.92 x 2.67)

Bedroom One:
11'05" x 8'08" (3.48 x 2.64)

Bedroom Two:
9'06" x 6'01" (2.90 x 1.85)

Bathroom / WC:
7'09" x 5'01" (2.36 x 1.55)

TO THE OUTSIDE:

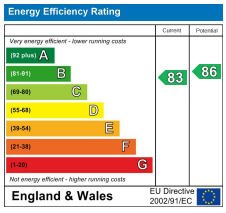
Communal Gardens:

Private Parking:

Application Fee (s):
An application fee will be payable on all applications for a tenancy. The fee charged will vary and is dependent upon the number of occupants with an additional fee payable should a guarantor be required. The fee payable will be confirmed to you in writing once your application has been assessed. Our fees are: Single Occupant: £100 + VAT , Joint Occupants: £200 + VAT (Each Additional Occupant thereafter: £100 + VAT), Guarantor: £100 + VAT, Company Lets: £350 + VAT . The Application Fees quoted are payable once a tenancy has been agreed with a landlord. Please note that we are unable to process an application for a tenancy until the non refundable application fee has been received; an occupant is considered as anyone over the age of 18 years who will be residing at the property.

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, continue across to the second mini roundabout, continue across and continue into Oldfield Lane, take the left turning in to Tavistock Park where number 24 can be found signified by our For Sale Sign.

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