

TO LET

6 PENARTH ROAD, CROSSGATES, LEEDS LS15 7NJ

This is a refurbished, two bedroom, unfurnished, first floor flat situated in the popular area of Crossgates. The property benefits from uPVC windows, electric heating and floor coverings throughout. The newly fitted kitchen includes a chrome built-in oven, hob and cooker hood and the refurbished bathroom includes an independent electric shower over the bath.

The accommodation briefly comprises :-

HALL with storage cupboard, **LOUNGE** with feature chrome electric fire and white fire surround, **KITCHEN** with stainless steel sink and range of new, modern base and wall units and fitted chrome oven, hob and cooker hood, **TWO DOUBLE BEDROOMS** and **BATHROOM** with shower over bath.

RENT

£400 per calendar month.



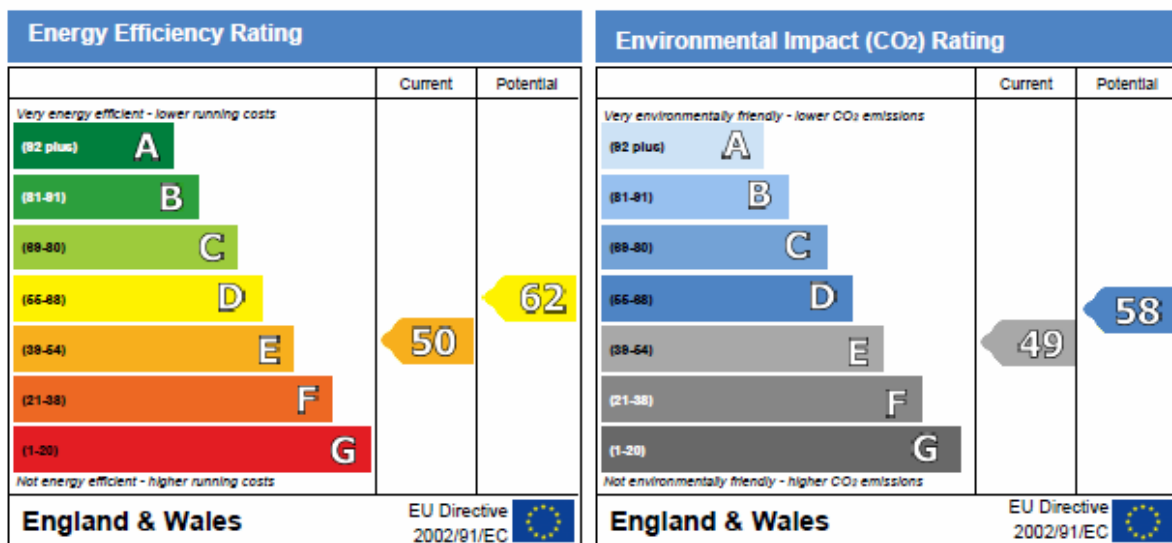
APPLYING FOR A TENANCY

Each individual who completes an application form (all persons over 18 must complete an application if they intend to live in the property), should return the completed application from together with a cheque made payable to **Carter Towler LLP** in the sum of **£80** to this office to cover the cost of processing the application including applying for references. This payment is non-refundable.

TERMS OF LETTING

The flat is available on an Assured Shorthold Tenancy for a period of 12 months. Shorter terms may be available by negotiation subject to a minimum term of 6 months. At the outset of the Tenancy, in addition to the first month's Rent, there will be a Deposit payable of **£400** and an Administration Fee of **£100** including V.A.T. for preparing the Tenancy Agreement and related documentation and to include the final inspection at the end of the Tenancy. The ingoing Tenant will be responsible for payment of charges levied by Yorkshire Water and Council Tax or any like charges direct to the respective authorities. Under the terms of the Tenancy no animals or pets will be allowed in the property and the flat is considered unsuitable for children. The Tenant is responsible for the cleaning of the walkway immediately outside this flat.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

VIEWING

By appointment with Kim Ellis through the offices of the Chartered Surveyors.

Details prepared 20 May 2009
KE/JD/L.12