



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.

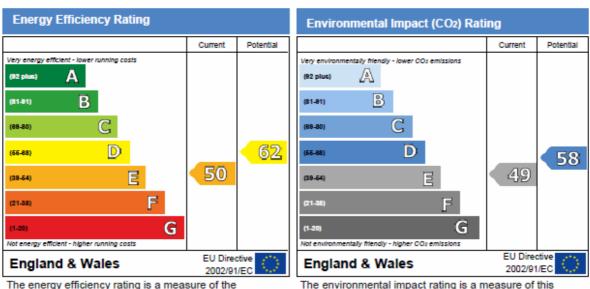
Coronet House, Queen Street, Leeds LS1 2TW fax: 0113 244 4175 enquiries@cartertowler.co.uk

0113 245 1447



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

Carter Towler for themselves and the vendor and the lessor of this property whom they act give notice that i) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract ii) Carter Towler cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy iii) rents and/or prices guoted in these particulars may be subject to VAT in addition iv) Carter Towler will not be liable in negligence or otherwise for any loss arising from the use of these particulars by the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that is capable or fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.