

TO LET
FIRST FLOOR FLAT, 78A GALLOWAY LANE,
PUDSEY, LEEDS LS28 8LE



UNFURNISHED TWO BEDROOM FLAT
RENT: £375 PER CALENDAR MONTH EXCLUSIVE

An unfurnished two bed roomed first floor flat recently refurbished, including complete re-decoration, new kitchen and new floor coverings throughout. The flat also benefits from a new central heating system.

The accommodation briefly comprises:-

ENTRANCE AND STAIRS leading to first floor, LOUNGE, KITCHEN, BATHROOM, AND TWO BEDROOMS.



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 form together with a cheque made payable to "towler" 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.

RENT

£375 per calendar month exclusive.

TERMS OF LETTING

The flat is available immediately (subject to references) and will be let on an Assured Shorthold Tenancy for 12 months. Shorter terms may be available by negotiation, with 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 **£375** and a charge 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 charges levied by Yorkshire Water, Council Tax or any like charges direct to the respective Authorities. No animals or pets will be allowed in the property and the flat is considered unsuitable for children. The rent includes the charges for the cleaning of the common parts and the upkeep of the gardens.

VIEWING

By appointment with Andrew Playfer from the offices of the Chartered Surveyors.

Ref: CPL/DAH/M.12

Details prepared 26 May 2009