

## TO LET

### FLAT 6, REGAL PARADE, CROSSGATES, LEEDS LS15 7PD

This is a first floor, refurbished, unfurnished, flat above in the popular area of Crossgates. The property benefits from gas central heating, floor coverings and decorations throughout. All the windows are upvc double-glazed. The bathroom fittings include a shower over bath and the kitchen fittings include a built-in oven, hob and cooker hood.

#### ACCOMODATION

Ground Floor entrance door to first floor leading to entrance hall, lounge, kitchen, double bedroom and bathroom.



#### RENT

**£385** per calendar month exclusive

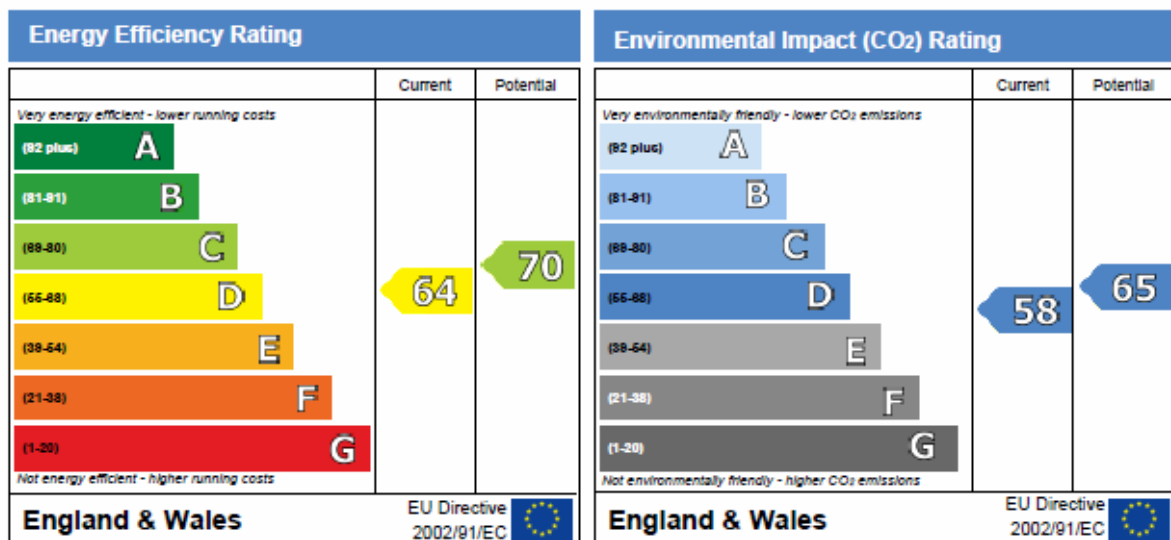
#### APPLYING FOR A TENANCY

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 "**Carter 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.

## TERMS OF LETTING

The flat is available and will be let on an Assured Shorthold Tenancy for a Term of 12 months. Shorter Terms may be available by negotiation subject to a minimum Term of 6 months. No animals, pets or children will be allowed in the flat. At the outset of the Tenancy, in addition to the first month's Rent of **£385**, there will be a Deposit payable of **£385** and an Administration Fee of **£100** including V.A.T. for preparing the Tenancy Agreement & related documentation and to include the Final Inspection at the end of the Tenancy. The ingoing tenants will responsible for payment of charges levied by Yorkshire Water, Council Tax or any like charges direct to the respective Authorities.

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## COUNCIL TAX BAND 'A'

## VIEWING

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

Ref: **KE/JD/C.36**

Details prepared 3 August 2010