



- Two bedroom townhouse
- New build in 2023
- Energy efficient
- Appliances included
- Parking and lawned garden
- Electric vehicle charging point
- Integrated appliances
- EPC Rating B84
- Council tax band B

7 Kirkham Crescent, Leeds, LS14 6QU

An immaculately presented two bedroom town house on a popular new build estate, close to excellent amenities and Leeds City Centre.

The property benefits from gas central heating, double glazing and comprises, two bedrooms, open plan living/kitchen, en-suite bathroom, shower room, lawned garden and parking space.

£1,200 PCM



Entrance hall

With useful store cupboard, housing the combi boiler

Bedroom two

15'2" x 8'10"

With central heating radiator and UPVC double glazed windows to the front and side,

Shower room

7'6" x 5'8"

With shower cubicle, basin, wc, heated towel rail and utility cupboard with washing machine.

First floor

Living room / kitchen

15'3" x 11'5"

Open plan living room / kitchen with a range of wall mounted cupboards, base units and drawers, fridge, freezer, oven, hob and extractor. Central heating radiators and UOPVC double glazed windows to the front and side.,

Second floor

Master bedroom

15'1" x 11'5"

With central heating radiator and uPVC double glazed windows to the front and side.

En-suite bathroom

6'10" x 5'2"

Comprising, bath with shower over, glazed side screen, basin, WC and heated towel rail.

Outside

To the front of the property is a parking space for one vehicle, electric vehicle charging point, lawned garden and path leading to a useful bin store.





Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

Rental Procedure

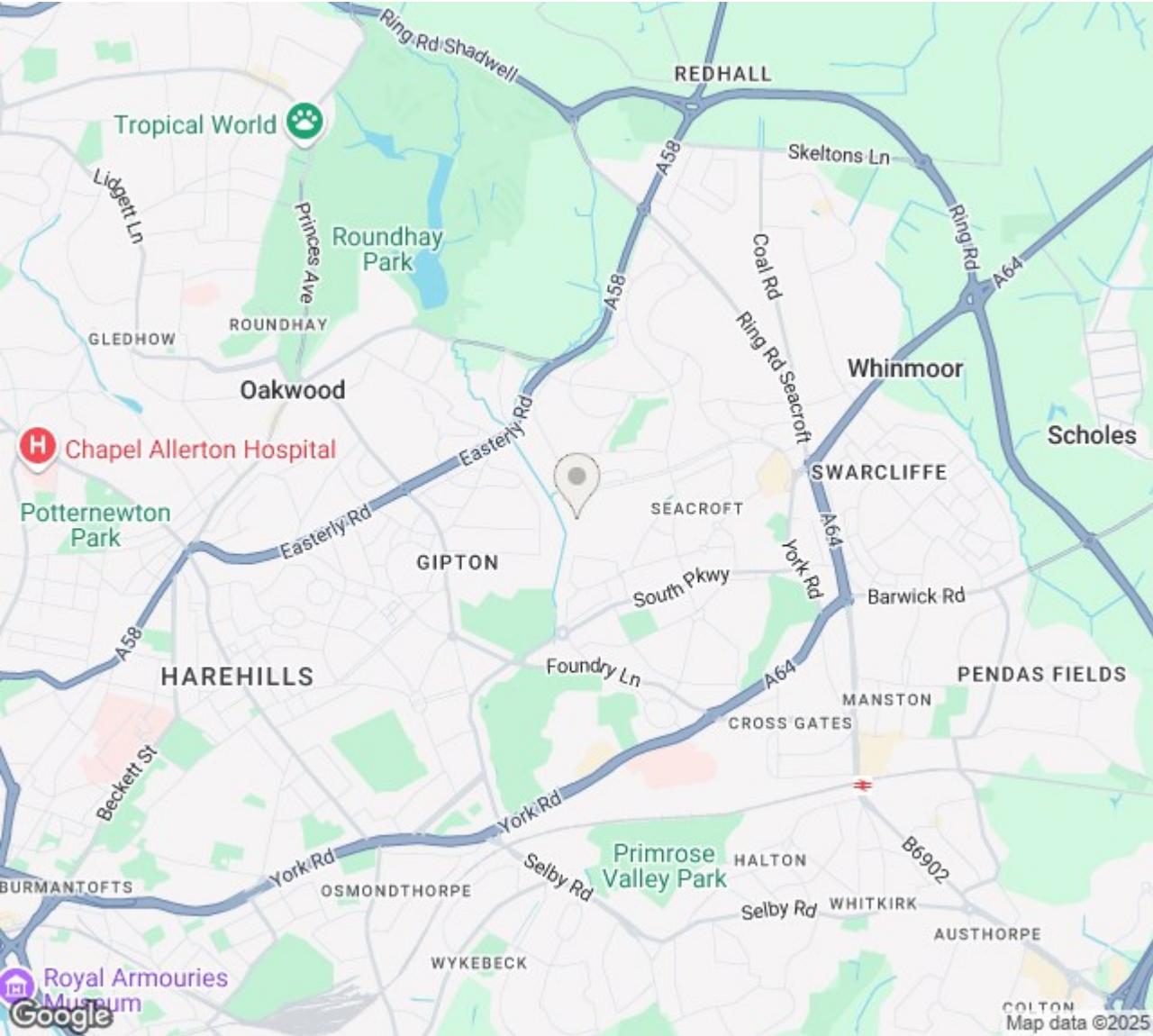
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements