



Kirkfield Lane

Thorner

LS14

Rent £995

Deposit £1,148

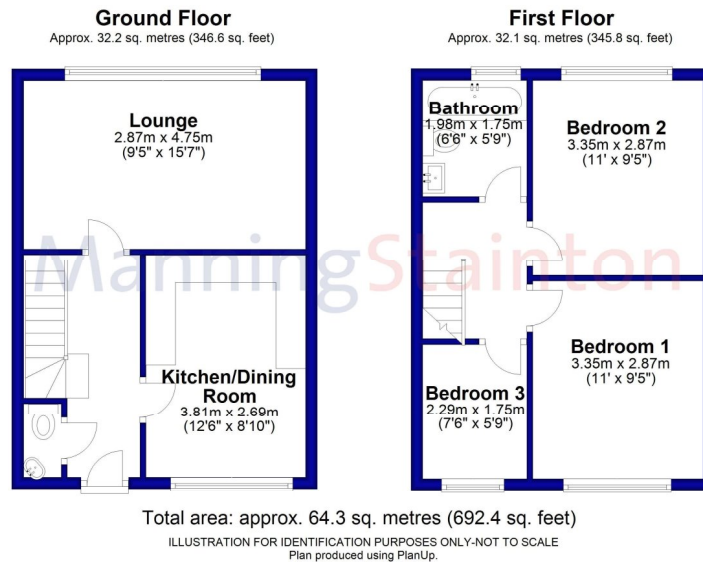
ManningStainton

helping people move

A superb opportunity to let this new build end terrace property.

The accommodation includes a kitchen diner with modern fitted units with integrated fridge freezer, oven, hob and extractor, washing machine and dishwasher. A separate living room has French Doors which open to the enclosed rear garden. To the first floor are two double bedrooms, one single bedroom and stylish three piece bathroom with over bath thermostatic shower and glass screen. The property will have fitted flooring throughout. Externally are gardens with the provision for parking for two cars and EV charging point.

The popular village of Thorner supports a good range of amenities catering for most daily needs including a deli store, primary school, church, public houses and a restaurant. The area is considered ideal for the commuter as easy access can be gained into Leeds and also the A1 linking with the region's motorway network.



Viewing

By appointment only through our North Leeds Lettings branch available Monday – Friday 9.00 – 5.30 (apart from Wednesday 9.45 – 5.30) and Saturday 9-12

Application Procedure

The property is offered subject to a formal tenancy agreement and satisfactory references. All tenants are required to pay rent in advance and a dilapidations deposit.

Holding Deposit

If your application is provisionally accepted, we will take a holding deposit to reserve a property whilst reference checks and preparation for a tenancy agreement are performed. A further letter of explanation confirming the terms and conditions regarding this payment and your legal rights will be provided to you before your money is taken.

Pets

Any pets agreed will be at the discretion of the Landlord. Should it be agreed the charge will be added to the monthly rent and detailed within the tenancy agreement. The additional charge to the monthly rent is £15 per pet per calendar month up to a maximum of £30 per calendar month.

