



Pit Lane | | LS25 4DX

£850 PCM

Unfurnished | Top Floor Two Bedroom Apartment | EPC Rating C | Council Tax Band A (Leeds City Council) | Deposit £980 | No Deposit Scheme Offered/Reposit | Minimum 12 months tenancy | No smoking | Pets not permitted under the Headlease | Mobile Coverage. Indoor Vodafone & O2 Outdoor All Operators "Likely" as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | Available 1 September

Emsleys | estate agents



UNFURNISHED* MODERN TOP FLOOR APARTMENT* WELL PRESENTED * WALKING DISTANCE TO STATION*
 Ideal for a professional couple or single professional. This unfurnished modern two bedroom first floor apartment situated in the popular village location of Mickfield, the village offers good local amenities including Primary School, Post Office, Pub and Doctors Surgery, together with good local amenities close by in Garforth. The property is within 5 minutes walking distance of Mickfield railway station with direct access to Leeds City Centre and also has excellent access to A1/M1 being within 10 miles of both Wetherby and Leeds. . The property benefits from PVCu double glazing, electric heating system. The accommodation briefly comprises, hallway, spacious open plan lounge/dining area with PVCu double glazed French double doors leading to Juliette balcony, fitted kitchen. Two good size bedrooms and a modern bathroom with separate shower cabinet. Shared gardens and one allocated parking.

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Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom

Available 1 September

Please Read - Book A Viewing.

Hallway

From the communal hallway, the apartment is on the top floor and the flat door opens to a generous hallway with a large storage cupboard housing the water heater.

Doors leading to:

Lounge/Dining 5.21m x 3.96m (max) (17'01" x 13'82" (max))

This good size lounge/dining area is fully carpeted and has been newly decorated in neutral decor.

The room benefits from patio door and Juliette balcony that allows lots of light and fresh air into the room and views over countryside.

Electric storage heater.

Bedroom One 3.05m x 2.74m (max) (10'22" x 9'47" (max))

This double bedroom is fully carpeted and has been newly decorated in neutral decor.

The room benefits from a built in wardrobe.

Bedroom Two 2.13m x 2.74m (max) (7'57" x 9'14" (max))

This double bedroom is fully carpeted and has been newly decorated in neutral decor.

Kitchen 2.13m x 1.83m (max) (7'27" x 6'83" (max))

This modern kitchen has high and low level units with work top over.

Tiled splashbacks and vinyl flooring.

There is an electric hob and built in oven with space for a microwave above.

Integrated fridge /freezer and washing machine.

THE LANDLORD WILL NOT REPAIR OR REPLACE IF THE WASHING MACHINE BREAKSDOWN.

Bathroom 2.44m x 1.52m (max) (8'68" x 5'20" (max))

This four piece white bathroom suite has a WC, panelled bath and modern wash-hand-basin inset into a vanity unit.

There is a separate walk-in shower cabinet.

A useful mirrored medicine cabinet is supplied.

The bathroom is extensively tiled.

Outside

To the exterior is a communal bin store.

The apartment benefits from an allocated parking space and there are further visitor spaces provided within the car park.

No Deposit Scheme/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service charge equivalent to just one weeks rent whilst Landlord's will receive 8 weeks protection. Join Reposit today to enjoy faster and cheaper renting! - <https://reposit.co.uk>

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

Tenants Information

Tenant charges as per the Tenant Fees Act 2019

- Rent – as set out in the tenancy
- Tenancy deposit – equivalent of 5 weeks' rent or use of Deposit scheme if offered by your landlord (and you have met the eligibility criteria for Reposit).
- Reservation monies – equivalent to one week's rent.
- Payment in the event of a default – such as loss of keys, security device, alarms etc. The tenant will pay the cost of replacement keys or devices including any associated contractor bills and £30 (including VAT) for administration.
- Payment on variation, assignment or novation of a tenancy – £50 (including VAT) per change. For example; change of name such as marriage, divorce or transgender; change of the rent due date; inclusion or exclusion of pets; change for permitted occupiers.
- Payment on early termination of the tenancy – cost of landlord's reasonable fee to re market, plus a £50 administration fee for the Deed of Surrender.
- Payment for Council Tax to the end date of your tenancy.
- Payment for utilities – such as gas, electricity, water, LPG or oil.
- Payment for a television licence.
- Payment for communication services.

Charges for non-assured short hold tenants and licences (contractual agreements):

- Reference fee – £150 (including VAT) per tenancy.
- Right to Rent check (for permitted occupiers) – £50 per occupier. All other charges listed above also apply.
- Referencing on vacation of a property – should a reference be requested from Emsleys Estate Agents' Lettings and Property Management service from a referencing agency or other body, a charge of £50 (including VAT) per tenant will be required in exchange for a reference. We will require proof of a tenant's consent to supply a reference.

Book A Viewing

Hi

Thank you for your enquiry.

If you wish to view the property, please use the link below and complete the application form:

<https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:

<https://www.gov.uk/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and affordability. References will be required for each adult who will be renting /living at the property.
- The information given on your viewing application must be the same as that confirmed by the referencing company. Your reservation fee is at risk if any false information is given, or information is omitted from your application form.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us 24 hours before check in. Bank details will be supplied.
- On the check in day all tenants will need to attend the office to sign and receive paperwork. You will need to bring the originals of your ID for us to view.
- We will hand you the keys to your New Home

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

