



Mary Carter Street | | LS15 8DN

£1,350 PCM

BRAND NEW | UNFURNISHED TWO BEDROOM & BATH TOWNHOUSE | EPC Rating B | Council Tax Band TBC | Deposit £1557 | No Deposit Scheme Offered/Reposit | Minimum 12

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*** BE THE FIRST TO RENT THE HOUSE* UNFURNISHED TWO BEDROOM TOWNHOUSE* HIGH SPECIFICATIONS * TWO BATHROOMS * TWO PARKING SPACES & EV CHARGER: EPC RATING B**

Be the first to rent this BRAND-NEW quarter townhouse on this new housing development close to the amenities of Crossgate with transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield and a mile of Crossgates railway station. Within walking distance is the shopping and leisure complex at 'The Springs'.

The house is suited over two floors and allows for the diversity of modern living with a ground floor double bedroom/ office/ reception and shower room. To the first floor is an open plan living space w kitchen and utility room. To the second floor is a further good size double bedroom with a fitted glass front double wardrobe and en-suite bathroom. To the exterior is small garden laid to lawn, private driveway with parking for two cars, bin and bike store and EV charging point.

EPC Rating B

Council Tax Band TBC (Leeds City Council)

Deposit £1557

No Deposit Scheme Offered/Reposit

Minimum 12 months tenancy

Mobile Coverage - Indoor 02 "Likely". Outdoor, all main operators "Likely" as suggested by Ofcom.

Broadband- New Build, Standard, Superfast & Ultrafast to be connected. Virgin cabling ready for connection when Virgin put in their infrastructure.

No smoking.

Available Now.

Please Read Book A Viewing

Hallway

The property opens to a hallway with storage cupboard housing the gas central heating boiler and doors leading to:

Bedroom 2 /Office /Lounge 3.35m x 4.57m (max) (11'93" x 15'35" (max))

This large room has three large windows providing lots of natural light, wood veneer laminate flooring and neutral décor.

Modern venetian blinds have been fitted by the landlord.

The space can be used as a second double bedroom, office or living area.

Shower Room 2.74m x 1.52m (max)

This brand new decent size shower room is extensively tiled in modern floor and wall tiles.

This has a walk-in shower cabinet, W.C and wash-hand basin.

To the wall is an illuminated mirror.

Open Plan Living Area/Kitchen 3.35m x 4.57m (max) (11'27" x 15'35" (max))

To the first floor is the open plan living area with neutral décor, wood veneer laminate and modern venetian blinds have been fitted by the landlord.

This high spec modern grey high gloss kitchen has works top over , integral lighting and offers high and low storage.

There is a brand new electric induction hob with extractor over, electric oven and under counter fridge & freezer.

First Floor

Utility Room

The utility room houses plumbing for a washing machine.

Second Floor

Bedroom One 3.35m x 5.49m (max) (11'27" x 18'65" (max))

On the second floor and accessed by its own private staircase, this large room has three windows providing lots of natural light to the room, wood veneer laminate floor and neutral décor.

There is a new built in contemporary glass wardrobe and modern venetian blinds have been fitted by the landlord.

En-Suite Bathroom 1.83m x 1.52m (max) (6'58" x 5'63" (max))

Fitted to a high specification, this en -suite bathroom is extensively tiled and has a white three piece suite with W.C, wash-hand basin , panelled bath and shower over and glass shower screen.

To the wall is an illuminated mirror.

Outside

To the front is a path leading to the front door.

The house has a private garden laid to lawn, a bin and bike store and EV charging point

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.

No Deposit Scheme Offered/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.

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

Book A Viewing.

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

Applications can be made by using the link below:

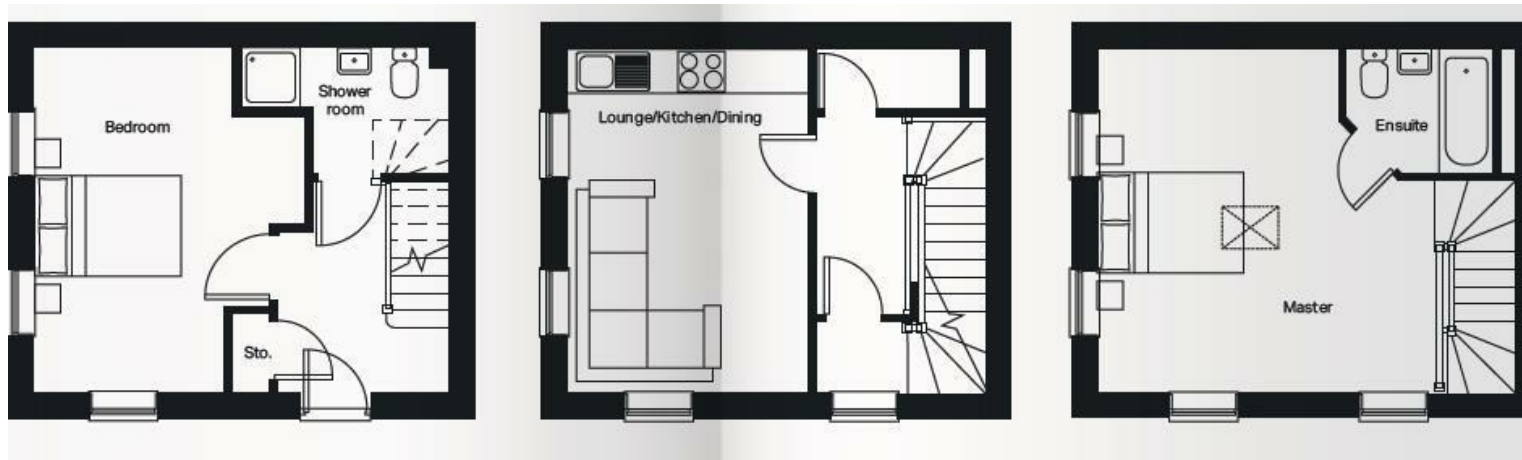
<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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/check-tenant-right-to-rent-documents/how-to-check>.

10. We will then commence referencing, if required.
11. We use an external company to conduct referencing and they will check your credit, income and seek a landlord’s reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. We will hand you the keys to your New Home





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.

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