



Lyndon Avenue | Garforth | LS25 1DZ

£1,150 PCM

Unfurnished | Three bedroom semi-detached house | EPC rating D | Council Tax C | Deposit £1326
No Deposit Scheme Offered/Reposit | Minimum 12 month tenancy | Broadband Broadband-Standard, Superfast & Ultrafast available as
suggested by Ofcom | Mobile: Indoor & Outdoor all operators "Likely" a suggested by Ofcom | Available 19 July

Emsleys | estate agents



Unfurnished* Well presented* Central location* Gardens and garage * Three bedrooms

This lovely, well presented three bedroom semi-detached property is situated close to the centre of Garforth with access to the train stations, motorway connections and amenities. The property benefits from gas central heating and PVCu double-glazed windows and is well presented. In brief the accommodation comprises to the ground floor; front entrance hallway leading to a spacious open-plan living/dining room and modern kitchen. To the first floor are three bedrooms and a modern bathroom with a white three piece suite and shower over the bath. To the outside are well established and maintained, front and rear gardens with a drive providing off-road parking as well as a single detached garage.

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Council Tax Band C (Leeds City Council)

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Read Book A Viewing.

Viewing highly recommended

Ground floor

Hallway

From the front door the hall way leads to:

Lounge Area 4.04m x 3.81m (max) (13'3" x 12'6" (max))

Overlooking the front garden the lounge has neutral decor and is fully carpeted with a feature gas fire and surround to the centre. An open archway leads to the dining area.

Dining Area 2.59m x 2.90m (max) (8'6" x 9'6" (max))

Overlooking the rear garden this dining area has neutral decor and is fully carpeted.

Kitchen

To the rear of the house with modern wall and base level units with work tops over. Tiled splashbacks and vinyl flooring, electric oven, gas hob with cooker hood over, washing machine and space for a fridge/freezer.

First floor

Bedroom One 4.04m x 2.46m max (13'3" x 8'1" max)

The master bedroom over looks the front of the property, has neutral décor, is fully carpeted and has a bank of fitted wardrobes.

Bedroom Two 2.69m x 3.68m (max) (8'10" x 12'1" (max))

Overlooking the rear of the property, with neutral décor, being fully carpeted and having a bank of fitted wardrobes.

Bedroom Three 2.87m x 2.64m (max) (9'5" x 8'8" (max))

Overlooking the front of the property, with neutral décor, being fully carpeted and having a bank of fitted wardrobes.

Bathroom

Modern white three piece suite with WC, wash hand basin, bath with shower over and shower curtain and having a towel ladder.

Garden

To the front and rear are mature gardens. The landlord will maintain the shrubs, bushes and trees. The Tenant will be responsible for cutting and maintaining the lawn.

Garage

To the rear of the driveway is a single garage. There is no power to the garage.

Direction

From the Garforth office turn left and continue on Main Street. Then turn right at Barleyhill Road and the first left after the car park onto Lyndon Avenue. The property will be identified by our Emsleys To Let Board

Tenant 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 remarket, 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! - <https://reposit.co.uk>

*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.emsleysstateagents.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.

