



Well Lane | Kippax | LS25 7JR

£875 PCM

Unfurnished Two Double Bedroom Mid-Terrace House | EPC Rating D | Council Tax Banding A Deposit £1032 | No Deposit Scheme Offered/Reposit | No smoking
| Available Now | A 12-month Tenancy offered.
Broadband standard, superfast & ultrafast as suggested by Ofcom | Mobile coverage EE Good In & outdoor, Three, O2 & Vodafone good outdoor as suggested by Ofcom

Emsleys | estate agents

*** UNFURNISHED* LARGE MID-TERRACE* TWO DOUBLE BEDROOMS* REAR ENCLOSED GARDEN* WELL PRESENTED* CLOSE TO KIPPAX TOWN CENTRE ***

This mid-terrace house is tucked away but within walking distance of Kippax high street and the local amenities in the area. The property is finished to a good standard and is very well presented. Briefly comprising to the ground floor: cellar, dining/ kitchen and lounge with a feature fireplace To the first floor are two double bedrooms and modern family bathroom. The property benefits from double-glazing and gas central heating. To the outside is unrestricted on street parking. Within easy reach of amenities and motorway networks.

EPC Rating D

Council Tax Banding A (Leeds City Council)

Deposit £1032

No Deposit Scheme Offered/Reposit

No smoking

Available Now

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A Must View House!

Please Read " BOOK A VIEWING."

Hallway

Steps lead to the front door and inner hallway with doors leading to:

Cellar

The cellar can be used for storage of non-perishable goods.

Kitchen/Dining 3.96m x 3.89m (max) (13'56" x 12'09" (max))

This large kitchen/dining has been newly decorated and has new wood effect vinyl flooring.

The kitchen benefits from lots of light as there are two windows, front and rear.

They are high and low units with work top over, a butler style sink, electric oven and gas hob.

Plumbing is provided for a washing machine and there is ample space for a fridge/freezer.

Lounge 3.96m x 3.35m (max) (13'56" x 11'49" (max))

This good size lounge has been newly decorated and has wooden flooring.

There are two windows, front and rear which give lots of light to the room and a feature fireplace with ornamental cast iron fire that adds a lovely period feature.

First Floor

Bedroom One 3.96m x 3.35m (max) (13'58" x 11'52" (max))

This good size double bedroom has been newly decorated and is fully carpeted.

There room has window both front and rear and a benefits from built in cupboard with hanging rail

Bathroom 1.52m x 2.44m (max) (5'17" x 8'70" (max))

This modern Victorian style bathroom has panelled walls and tiled splashbacks.

A large window gives lots of light and there is a useful built in corner cupboard for storage of linen and bathroom items.

Wash hand basin and W.C

There is a panelled bath with hand shower and a further fixed shower above. Glass shower screen.

Bedroom Two 2.13m x 3.66m (max) (7'66" x 12'33" (max))

Overlooking the rear garden, this double bedroom has been newly decorated and is fully carpeted.

Exterior

To the front are steps leading to the front door and shared roadway.

To the rear is a good size with a patio area and lawn.

From the rear are views over countryside beyond.

Further Information

The landlord lives adjacent to the house.

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 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.

Book A Viewing

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

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

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- 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/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- 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.
- 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 on the morning of 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.

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!

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





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.

