



Scholars Gate | Garforth | LS25 1BF

£800 PCM

Unfurnished One Bedroom Apartment | Council Tax Banding A | EPC Rating C | Deposit £923 |

Emsleys | estate agents



*** UNFURNISHED * MODERN ONE BEDROOM APARTMENT * * OPEN PLAN FITTED * EPC C * KITCHEN/LOUNGE * COVERED PARKING *

This unfurnished exquisite one-bedroom second floor apartment, located on a highly sought-after location. This property is ideally placed with excellent public transport links and reputable schools within the vicinity. Adding to the appeal is the availability of covered off road parking for one car, .

The heart of this home is undeniably the open-plan and lounge. The kitchen provides a charming breakfast area where one can enjoy a leisurely morning and the lounge, effortlessly merges with the kitchen, is a haven of natural light and airy spaces, thanks to the Juliet balcony. This open-plan design ensures a social environment where cooking and entertaining can seamlessly blend. The apartment boasts a spacious double bedroom offering ample space for rest and relaxation. The bathroom is fitted with a shower over the bath.

Electric Panel Heating.

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Deposit £923

Mobile coverage Indoors "Likely" for Three. Outdoors All Operators, as suggested by Ofcom Broadband Standard, superfast & ultrafast available as suggested by Ofcom.

No Deposit Scheme Offered/Reposit

Minimum 12 month tenancy

No Smoking.

Available Now

PLEASE READ "BOOK A VIEWING"

Viewing highly recommended

Communal Entrance

There is secure intercom entry system. Stairs to first and second floors.

Private Entrance Hall

Door to storage cupboard.

Lounge 4.47m x 3.28m (14'8" x 10'9")

Double-glazed leaded window to front, wall mounted electric panel heater, double-glazed double door with Juliet balcony, open plan to:

Fitted Kitchen 2.87m x 3.28m (9'5" x 10'9")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, built-in electric oven, built-in four ring hob with extractor hood over, and built-in dishwasher. Built-in storage cupboard, wall mounted gas electric panel heater.

Bedroom 2.82m x 3.91m (9'3" x 12'10")

Wall mounted electric panel heater, double-glazed door with Juliet balcony and access to loft space.

Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double-glazed window to side, wall mounted electric panel heater.

Outside

There is an allocated covered off road parking area, to the side of the property block, for one car.

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.

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

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





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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.