



Talbot Terrace | Rothwell | LS26 0DR

£995 Per Calendar Month

Unfurnished Two Bedroom Terrace | EPC Rating D | Council Tax Band A | Deposit £1148 | No Deposit Scheme Offered/Reposit | Broadband ADSL Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage outside "Likely" all network providers, internal "Likely" EE and Three as suggested by Ofcom | Available Beginning or August.

Emsleys | estate agents

Unfurnished | Two Double Bedrooms Terrace | Modern Kitchen | Rear Enclosed Garden | Wood burner.

Situated within easy walking distance of Rothwell and its amenities, this delightful unfurnished terraced house boasts a cosy reception room, two lovely double bedrooms, and a modern bathroom. The house has neutral decor, and modern recently fitted Kitchen. The lounge has inset into the chimney breast a wood burner and faces over the enclosed rear garden with views over allotments and gardens beyond. To the front is an enclosed yard with outhouses that provide a useful storage area. There is unrestricted on street parking.

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Please Read "Book A Viewing"

## Ground floor

### Kitchen/Dining 3.10m x 4.42m (max) (10'2" x 14'6" (max))

A recently fitted modern kitchen with wall and base level units and tiled splash-backs. Breakfast bar and laminate flooring.

A stove is inset within the chimney breast plumbing for a washing machine and space fridge/freezer are provided. There is a useful storage pantry off the kitchen.

### Lounge 3.99m x 4.47m (max) (13'1" x 14'8" (max))

Good size lounge has neutral decor and has inset into the chimney breast a wood burner.

The rear door leads to a garden with patio garden and lawn and views over other gardens and allotments over the rear common passageway.

### Bedroom One 3.10m x 2.41m (max) (10'2" x 7'11" (max))

Overlooking the front of the property this double bedroom is fully carpeted and has neutral decor. There is also a useful storage cupboard.

### Bedroom Two 3.99m x 4.47m(max) (13'1" x 14'8" (max))

Overlooking the rear of the property this good size double bedroom is fully carpeted and has neutral decor. The bedroom has views over gardens.

## Bathroom

This modern bathroom which is extensively tiled has a three piece white suite; WC, wash-hand basin and bath with electric shower over and modern waterfall taps and a heated towel ladder.

## Outside

To the front is a small enclosed yard with outhouses for storage.

To the rear is an enclosed garden with a patio area and gate leading to a rear communal passageway.

There is on street parking available.

## 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.

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

## 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/>

This can be used for all the properties you wish to view.

Please see a link to our website for properties.

<https://www.emsleysestateagents.co.uk/>

## Direction

From our Rothwell branch turn right up Commercial Street, at the end turn right, go straight ahead. After the traffic lights continue along Carlton Lane and take the second left hand turning into Talbot Terrace. The property will be identified by our Emsleys To Let Board.

## First Floor

From the inner lobby, stairs lead to the first floor landing.





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.