



Knightsway | Crossgates | LS15 7BP

£1,450 Per Calendar Month

Immaculate unfurnished | Three bedroom semi-detached house | EPC Rating D | Council Tax Banding C | Deposit £1673 | No smoking
| Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for all networks both indoor
and outdoor accept 02 as suggested by Ofcom | Available Beginning August

Emsleys | estate agents



*****UNFURNISHED * IMMACULATELY PRESENTED * MODERN DECOR * FAMILY LIVING AREA * GARAGE WITH ELECTRIC DOOR * ENCLOSED GARDEN * DESIRABLE LOCATION*****

This very well presented three bedroom semi-detached property resides on a corner plot and is offered unfurnished. The property is ideal for a family or professional couple and is located within walking distance of Crossgates railway station and amenities. The property benefits from some double-glazing and gas central heating. In brief the internal accommodation comprises to the ground floor; front entrance hallway leading to a lounge, a modern kitchen with a dining area, a snug, ideal for family living and a lobby with a guest W.C. Upstairs there are three bedrooms and a modern bathroom and separate WC. To the front is a block-paved driveway leading to a garage with an electric door. The front garden is mainly laid to lawn and to the rear is a fully enclosed patio garden.

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Council Tax Banding C. (Leeds City Council)

Deposit £1673

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VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Ground Floor

Hallway

The property is entered via the hallway which has neutral decor, is fully carpeted and has a door leading to:

Lounge 4.09m x 3.61m (max) (13'05" x 11'10" (max))

Situated off the hallway to the front of the property the lounge has neutral decor, is fully carpeted and has a feature gas fire with surround.

Kitchen 6.07m x 5.46m " (max) (19'11" x 17'11" (max))

To the rear of the house is a modern "L"-shaped kitchen with wall and base level units, modern fitted electric hob and oven with extractor above along with an integrated, dishwasher and fridge/freezer and space for a tumble dryer and washing machine.

The dining area overlooks the rear garden which can be accessed by PVCu patio doors and also leads to the snug.

Family Area/Snug 3.33m x 3.15m (max) (10'11 x 10'4" (max))

Situated off the dining area this family area or snug is ideal as an informal lounge/living area or an additional dining area and has neutral decor and is fully carpeted.

Guest WC

Situated off the kitchen is a small lobby and guest W.C with a low level toilet and wash hand basin.

First Floor

Bedroom One 4.29m x 3.28m (14'01" x 10'09")

Facing over the front the house this good size double bedroom has neutral decor and is fully carpeted.

Bedroom Two 3.33m x 3.28m (max) (10'11" x 10'9" (max))

Facing over the rear garden this double bedroom with neutral decor, being fully carpeted and having a built-in wardrobe.

Toilet

Separate W.C to the bathroom with a white WC and being extensively tiled.

Bathroom

A modern white bathroom with a panelled bath with shower and screen over. Being extensively tiled and having a towel ladder.

Bedroom Three 2.41m x 2.39m (max) (7'11 x 7'10 (max))

Facing over the front of the house this single bedroom has a built-in wardrobe, neutral decor and is fully carpeted.

Garage

Metal gates open to side of the house onto a block-paved driveway and a single garage with an electric door.

Garden

To the front is a well maintained garden area laid mainly to lawn. To the rear is a fully enclosed, secluded patio area.



Directions

From our Crossgates office turn left onto the A6120. Turn right onto Station Road then continue forward onto Knightsway where number 57 can 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 Deposit).
- 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, please use the below link and complete the form.

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

- 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 if 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. 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 24 hours before 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



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 264 2642 lettings@emsleysestateagents.co.uk

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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.

