



Holmsley Garth | Woodlesford | LS26 8RZ

£1,300 PCM

Unfurnished Three Bedroom & Home Office Semi-Detached Dormer Bungalow | EPC Rating D
Council Tax Band C | Deposit £1500 | No Deposit Scheme Offered/Reposit | Minimum 12 Months Tenancy | Mobile Coverage: Indoor EE ,02 & Three Likely | Outdoor All
main operators available as suggested by Ofcom | Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom | Available Now

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IMMACULATE * UNFURNISHED * THREE BEDROOM & STUDY* SEMI-DETACHED DORMER BUNGALOW* PRIVATE DRIVEWAY* SOUGHT AFTER LOCATION

This immaculately presented three/ four bedroom semi-detached dormer bungalow is in a highly sought-after cul-de sac location. The house has modern decor, and fittings and features a glass balcony. Tilt and turn windows and patio doors provide lots of natural light. The first floor comprises kitchen, lounge, double bedroom and a third room that is ideal for a home office or fourth small single bedroom. To the second floor is a shower room, large master bedroom and a further double bedroom. To the exterior is a large private driveway, are with slate and rear lawn with AstroTurf for ease of maintenance. The location is ideal with excellent public transport links and within a 15 minutes' walk to Woodlesford railway station.

EPC Rating D

Council Tax Band C (Leeds City Council)

No smokers.

Deposit £1500

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Available Now

A must view house !

Please Read " BOOK A VIEWING"

Kitchen 4.57m x 2.13m (max) (15'85" x 7'47" (max))

From the front door, you walk into this modern kitchen with high and low units and work top over.

Integrated appliances of a washing machine, dishwasher and fridge/freezer.

Electric oven and gas hob with extractor over.

There is a useful storage cupboards and stairs leading to the first floor.

Lounge 4.57m x 3.05m (max) (15'53" x 10'492 (max))

This large lounge overlooks the front of the house.

Modern neutral decor and fully carpeted.

The room has patio doors that open to the front and give the room lots of natural light.

Bedroom One 3.05m x 3.05m (max) (10'24" x 10'53" (max))

This double bedroom has neutral decor and is fully carpeted.

The bedroom overlooks the rear garden and has patio doors that open to the rear and give the room lots of light.

Home Office/Bedroom Two 1.83m x 2.13m (max) (6'62" x 7'35" (max))

This small single room has neutral decor and is fully carpeted.

The room feature two tilt and turn patio doors giving lots of natural light.

The room is ideal as a Home Office.

First Floor

The feature staircase with oak wood banister and glass inset leads to the first floor.

Main Bedroom 6.40m x 3.33m (max) (21'80" x 10'11" (max))

This large main bedroom spans the length of the house and has neutral decor and is fully carpeted.

Shower Room 1.83m x 2.13m (max) (6'53" x 7'78" (max))

This decent size modern shower room is extensively tiled with W.C , wash-hand basin and large walk-in shower.

Bedroom Three 2.44m x 2.74m (max) (8'98" x 9'93" (max))

This double bedroom has modern neutral decor and is fully carpeted

Exterior

The private driveway has decorative slate to one side and large block driveway allows for ample parking for many cars.

To the rear is a garden laid with AstroTurf for ease of maintenance.

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.

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/>

- 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.





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.

