



Green Lane | Lofthouse | WF3 3QJ

£1,200 PCM

Unfurnished | Three bedroom semi-detached house | EPC Rating D | Council Tax Band E | Deposit £1384 | No Deposit Scheme Offered /Reposit | Six months tenancy | Mobile Coverage - Indoor 02 "Likely". Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | No smoking | Available Now

Emsleys | estate agents



*****UNFURNISHED * NEWLY DECORATED* THREE BEDROOM * CONSERVATORY* GARAGE* EXCELLENT LOCATION FOR COMMUTING* GARDENER INCLUDED* NEWLY DECORATED*****

This three bedroom unfurnished semi-detached property features gas central heating and double-glazing. Comprising to the ground floor; lounge with a coal effect gas fire and a feature fireplace, central heating radiator and PVCu double-glazed window, part tiled dining/kitchen with fitted units, tiled flooring, double electric oven, gas hob, plumbing for washing machine and a large conservatory. To the first floor there are two double bedrooms with built-in wardrobes, a single bedroom and a bathroom with a three piece suite. To the outside there are well maintained gardens to the front and rear, a greenhouse and a driveway. The rent includes a gardener during the growing season and it is ideally located for commuting to Leeds or Wakefield.

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Please Read - Book A Viewing.

Ground floor

Hallway

Accessed by a composite PVCu door the hallway has door leading to:

Lounge (Reception) 4.04m x 3.63m (max) (13'03" x 11'11" (max))

Newly Decorated feature fireplace, central heating radiator and a PVCu double-glazed window.

Kitchen/Dining 3.40m x 5.18m (max) (11'02" x 17' (max))

Newly Decorated, part tiled kitchen with fitted units, tiled flooring, double electric oven, gas hob and plumbing for a washing machine and space for fridge.
Dining room with fitted carpets and brick chimney breast.

Conservatory 3.68m x 4.60m (max) (12'01" x 15'01" (max))

Good size rear conservatory with wooden flooring and PVCu composite panels. Overlooking rear garden.

First floor

Bedroom One 3.40m x 2.92m (max) (11'02" x 9'07" (max))

Overlooking the rear of the house. This newly decorated double bedroom with built-in wardrobes, fully carpeted, central heating radiator and a PVCu double-glazed window.

Bedroom Two 3.38m x 2.82m (max) (11'01" x 9'03" (max))

Overlooking the front garden. This newly decorated, double bedroom is fully carpeted, with built-in wardrobes, central heating radiator and a PVCu double-glazed window.

Bedroom Three 2.34m x 1.88m (max) (7'08" x 6'02" (max))

Overlooking the front of the house, this newly decorated single bedroom has laminate flooring, central heating radiator and a PVCu double-glazed window.

Bathroom

Tiled bathroom with a three piece suite comprising; a panelled bath with power shower over, wash hand basin with vanity unit and WC.

Garage & Garden

To the rear of the driveway is a single garage that can be used for storage.
There are well maintained gardens to the front and rear

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! - <https://reposit.co.uk>

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

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.

Direction

From our Rothwell Office turn right onto the A654. At the traffic lights turn left onto the A61. Turn left onto Jumbles Lane and head straight forward onto Green Lane where number 54 can be identified by our To Let board.

Book A Viewing

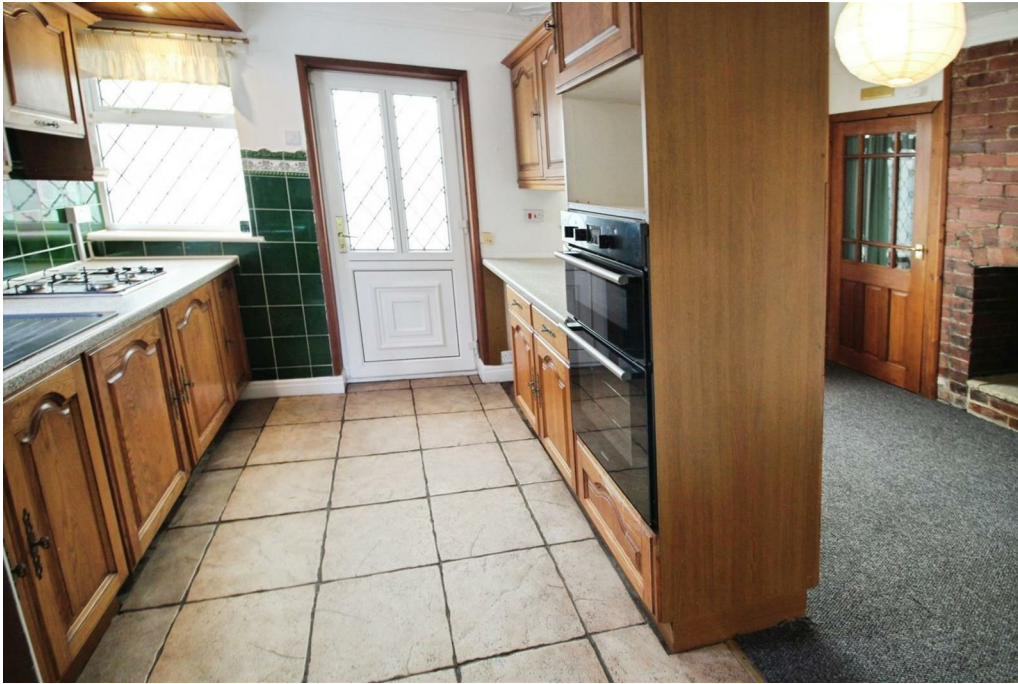
If you wish to view the property, please use the link below and complete the application form:
<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- If 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/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

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.

