



Leventhorpe Court | Oulton | LS26 8NJ

£995 PCM

Unfurnished Two Bedroom Mid Town House | EPC Rating D | Council Tax Band B (Leeds City Council)
Deposit £1148 | No Deposit Scheme Offered/Reposit | Minimum 12 Months Tenancy | Mobile Coverage: Indoor, O2 "likely"& Outdoor all operators "Likely" a suggested by Ofcom | Available Now.

Emsleys | estate agents



UNFURNISHED TWO BEDROOM MID TOWN HOUSE * OFF STREET PARKING SPACE* WELL PRESENTED* REAR ENCLOSED GARDEN***

We are delighted to offer to rent this immaculate mid town house, located in a sought after area with excellent public transport links, nearby schools, and a wealth of local amenities on the doorstep.

The property features a splendid open-plan Kitchen/reception room, with a charming fireplace at its heart, offering a cosy and appealing space. Patio doors provide an abundance of natural light and delightful views of the garden, The kitchen is a real highlight, the open-plan design with a central island offering both functionality and a stylish aesthetic. A breakfast area adds a useful dining area.

The property boasts two bedrooms, with the master bedroom benefitting from built-in wardrobes, offering ample storage space. The bathroom is fully tiled and features a walk-in shower cubicle.

The property benefits from an allocated parking for two cars (one is a visitors bay) and a well-maintained garden, adding significant value to this home.

EPC Rating D

Council Tax Band B (Leeds City Council)

No smokers,.

Deposit £1148

No Deposit Scheme Offered/Reposit

Minimum 12 Months Tenancy

Mobile Coverage: Indoor, O2 "likely"& Outdoor all operators "Likely" a suggested by Ofcom.

Broadband Standard, Superfast & Ultrafast available as suggested by Ofcom.

Available Now.

Ground Floor

Kitchen/Lounge 5.40m x 2.09m (17'9" x 6'10")

An open plan living room with a well equipped fitted kitchen with ample wall and base units, contrasting worktops sink and drainer unit, built in oven, hob and extractor over, integrated washing machine and fridge freezer, breakfast bar area open plan to the living room with under stairs storage cupboard and feature electric fire with marble feature back. Central heating radiator and double glazed window to the front and sliding patio doors to the rear, open stairs to the first floor. Neutral decor

First Floor

Landing

Doors to:

Bedroom 1 2.49m x 3.08m (8'2" x 10'1")

Double glazed window to rear, central heating radiator, built in storage cupboard, Neutral decor

Bedroom 2 2.81m x 2.25m (9'3" x 7'5")

Single bedroom with room for bed and wardrobe. Double glazed window to rear, central heating radiator, Neutral decor

Shower Room 1.99m x 1.92m (6'6" x 6'4")

Fitted with a three piece suite, walk in shower cubicle and vanity wash hand basin, low flush W.C, tiled walls, central heating radiator and double glazed window to the front elevation. Neutral decor.

External

To the front is a neat graveled infill garden with block paved path. To the rear is a private and enclosed garden with slate infill, stone patio and pathway leading to the rear access gate and shed. There is one allocated parking bay and use of one visitor parking bay with the property.

No Deposit No Scheme/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





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.

