



The Chapel | Calverley Road Oulton | LS26 8JH £995 PCM

UNFURNISHED | TWO BEDROOM DUPLEX APARTMENT | EPC rating TBC | Council Tax Band B | Deposit £1148 | No Deposit Scheme Offered/Reposit | 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 | Minimum 12 months Tenancy | No Smoking | Available 1 October

Emsleys | estate agents



*** TWO BEDROOM DUPLEX APARTMENT* NEWLY DECORATED *UNIQUE HISTORIC DEVELOPMENT* UNFURNISHED* ALLOCATED PARKING SPACE***

This is a unique opportunity to rent this two double bedroom duplex apartment in this converted historic building in the heart of Oulton Village with commuter links to Leeds & Wakefield. This old Chapel has been converted to the highest standard retaining many original features. The apartment has its own entrance and benefits from double-glazed windows, under-floor heating and each room features its own individual temperature control. The ground floor comprises of; entrance hallway, two double bedrooms and modern bathroom with shower over the bath. To the first floor is an open-plan living area with a highly equipped modern kitchen with fully integrated appliances of electric hob and oven, washer/dryer, dishwasher, fridge/freezer and microwave. To the outside is a shared courtyard and an allocated parking bay. The property is finished to a high standard and viewings are highly recommended.

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Call 24 hours a day, 7 days a week to arrange a viewing.

Entrance Hall

The entrance hall has a stone-flagged floor, under-floor heating, burglar alarm, entry phone and a staircase leading to upper lounge/kitchen .

Lounge (Reception) 5.79m 1.22m x 4.57m 2.74m (max) (19' 4" x 15' 9 (max))

To the first floor this open-plan lounge/dining area has polished wooden floors, under-floor heating and features vaulted ceilings and a Juliette balcony. The room benefits from a 'heat recover' system with a useful recessed area for a dining table or work station and TV and media points.

Kitchen

The kitchen area has modern wall and base level units with lighting beneath the units. Integrated appliances; electric hob and oven, fridge/freezer, dishwasher, washer/dryer and microwave.

Bedroom One 2.44m 1.83m x 5.79m 1.83m (max) (8' 6" x 19' 6 (max))

The master double bedroom has neutral decor, fully fitted carpet, under-floor heating, a TV point and a large picture window.

Bedroom Two 2.74m x 2.74m (max) (9' x 9' (max))

Double bedroom with neutral decor, fully fitted carpet and under-floor heating.

Bathroom

Good size modern bathroom has a three piece white suite and shower over the bath is fully tiled and has a heated towel ladder.

Courtyard

To the exterior is a shared courtyard with Yorkshire stone flagging and lighting. This is entered by double lockable gates and the apartment is accessed via the courtyard. Within the courtyard are the bike racks, bin store, external water tap and garden borders.

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 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.

Directions

Leave Rothwell via Oulton Lane and continue into Rothwell Lane. At the roundabout take the second exit into Aberford Road. The Chapel is located on the left hand side just after North Lane and the apartment can be identified by our Emsleys To Let Board.

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.

