Alness Avenue | Micklefield | LS25 4EJ

£1,400 PCM

Unfurnished Three Double Bedroom Semi-Detached Townhouse | EPC Rating B

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UNFURNISHED *IMMACULATELY PRESENTED* SEMI-DETACHED TOWNHOUSE* THREE DOUBLE BEDROOMS *EN-SUITE & HOUSE BATHROOMS * PRIVATE DRIVEWAY* CHARGING POINT

A rare opportunity to rent this furnished immaculately presented three storey semi-detached townhouse. The house has modern fixture and fittings and must be viewed to appreciate its “show house" qualities. This family home is offered unfurnished. Set within easy reach of the M1/M62/A1, Leeds, York, and Selby and 20-minute walk to Micklefield Railway Station.
Offering excellent living accommodation. Briefly comprising; guest WC, kitchen and lounge with patio door leading to the rear garden. To the first floor are two double bedrooms with a modern family bathroom that can be accessed by the front bedroom. To the second floor is the main bedroom with modern en-suite bathroom and Velux windows giving lots of light to the room. This modern house has as central heating and PVCu double glazing throughout and an EPC rating B. To the exterior is a front lawn and long driveway with private parking for more than two cars. To the rear is a well-kept and easy to maintain enclosed garden with a patio area and lawn. To the side wall is a charging point.

EPC Rating B
Council tax Band C (Leeds City Council)
Deposit £1615
No Deposit Scheme Offered/Reposit
Mobile Coverage: Indoor & Outdoor 02 & Vodafone. Outdoor All main operators available as suggested by Ofcom.
Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom.
Available After 11 May.
Please Read "Book A Viewing"

Hallway
The exterior door opens into the hallway with neutral decor and laminate flooring with doors to:

Guest W.C 1.83m x 0.61m (max) (6'39" x 2'60" (max))
The Guest toilet has white W.C and a wash hand basin.
Vinyl flooring, neutral decor, and tiles splashbacks.

Lounge 5.49m x 3.66m (max) (18'51" x 12'81" (max))
This good size lounge has laminate flooring and neutral decor.
Patio doors lead to the rear garden.
Good size under-stair storage cupboard.

Kitchen 3.66m x 1.52m (max) (12'44" x 5'83" (max))
This modern kitchen has glossed high and low units with work-tops over.
Integrated fridge/freezer, washing machine and dishwasher.
Electric oven and hob with cooker-hood over.

First Floor

Bedroom One 3.05m x 2.74m (max) (10'95" x 9'30" (max))
Overlooking the rear garden, this double bedroom is fully carpeted and has neutral decor.
A bank of mirrored fitted wardrobes provide plenty of storage and door leads to:

Family Bathroom 1.83m x 1.80m (max) (6'67" x 5'11" (max))
Modern white bathroom, extensively tiled and vinyl floor.
Wash-hand basin, W.C, panelled bath with shower over and glass screen.

Bedroom Two 2.44m x 3.66m (max) (8'78" x 12'84" (max))
Overlooking the rear garden, this double bedroom is fully carpeted and has neutral decor.
A bank of mirrored fitted wardrobes provides plenty of storage and door leads to:

Second Floor

Bedroom Three 8.71m x 2.44m (max) (28'07" x 8'61" (max))
Overlooking the front garden, this double bedroom is fully carpeted and has neutral decor.
A mirrored fitted wardrobes provide plenty of storage and two windows give plenty of light.

En-Suite Shower Room 2.13m x 1.52m (max) (7'90" x 5'54" (max))
This good size en-suite bathroom has vinyl flooring and is extensively tiled.
Wash-hand basin, W.C and walk-in shower cabinet.

Exterior
To the Front is small lawn and long driveway with parking for multiple cars.
To the side of the house is a charging point.
To the rear is an enclosed garden laid mainly to lawn.

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
Thank you for your enquiry regarding our rental properties.

To arrange a viewing, please complete our online application form via the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

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

What Happens Next?

• Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

• Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

• After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.

Once we receive your confirmation, we will guide you through the procedures detailed in the attached "Tenants Guide" document.

We look forward to helping you find your next 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.

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