



All Saints Road | Woodlesford | LS26 8NB

£950 PCM

Unfurnished or Part Furnished | Two bedroom semi-detached house | EPC rating C
Council Tax Band A | Deposit £1009 | Minimum 12 months | Mobile Coverage indoor "Limited", Outdoor, all main operators "Likely" as suggested by Ofcom. |
Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | Available Now

Emsleys | estate agents

*** UNFURNISHED OR PART FURNISHED * LARGE LIVING SPACE * CLOSE TO THE TRAIN STATION * TWO DOUBLE BEDROOMS * RECENTLY REDECORATED THROUGHOUT * DRIVEWAY AND GARDEN * EPC RATING C * COUNCIL TAX BAND A***

This nicely presented and well proportioned, two bedroom semi-detached house is located in an extremely popular residential area and offers excellent access to commuter links including Woodlesford train station. Offered either unfurnished or part-furnished the property benefits from double-glazed windows and gas central heating.

The property briefly comprises to the ground floor; entrance hall, large open-plan living area of a lounge and a kitchen/dining room. There is an internal second hallway with a guest W.C and a utility room. To the first floor are two good size double bedrooms and a house bathroom with a walk-in shower cabinet. Externally the property has a brick-block driveway with parking for two cars and an enclosed rear garden with a patio area, laid to lawn and a storage shed.

EPC Rating C

Council Tax Band A (Leeds City Council)

Deposit £1096

Minimum 12 months tenancy

No smoking

Mobile Coverage indoor "Limited", Outdoor, all main operators "Likely" as suggested by Ofcom.

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

Available Now.

Please Read - Book A Viewing.

Ground floor

Hallway

Entered via a composite PVCu double-glazed door, the hallway leads to:

Open-plan Lounge/Diner 6.20m x 3.61m (max) (20'04" x 11'10" (max))

Entered from the kitchen area and hallway this lounge has a feature electric fire with a log design, modern decor, laminate flooring and overlooks the front of the property.

The room is large enough to house a medium sized dining table.

Open-plan Kitchen 6.07m x 5.44m (max) (19'11" x 17'10" (max))

This large "L" shaped extension to the rear of the house provides a large modern open-plan kitchen with wall and base level units with work-tops over. Integrated washing machine and fridge, electric oven and hob with an extractor over. The kitchen has a laminate floor, tiled splashbacks and a composite PVCu double-glazed patio door leading to the rear garden.

Second Hallway

The second hallway is a very useful storage area, with a modern white radiator and laminate flooring, doors either end to the front and back of the house and doors leading to:

Guest WC

This modern white and extensively tiled guest WC has a low-level W.C and wash-hand basin.

Utility Room

The utility room houses the dryer and freezer and has plenty of space for storage of personal items and bicycles.

First Floor

Bedroom One 3.00m x 4.39m (max) (9'10" x 14'05" (max))

Overlooking the front of the house, this good-sized double bedroom has a bank of wardrobes to one wall and a further large storage cupboard, modern decor and is fully carpeted.

The double bed can be removed by the landlord upon request.

Bedroom Two 3.12m x 3.02m (max) (10'03" x 9'11" (max))

Overlooking the rear garden, this double bedroom has a storage cupboard, modern decor and is fully carpeted.

The double bed can be removed by the landlord upon request.

Bathroom 1.80m x 2.26m (max) (5'11" x 7'05" (max))

This recently fitted modern bathroom is extensively tiled and has a walk-in shower cabinet, W.C and wash-hand basin.

Exterior

To the front is a brick-block driveway for at least two cars.

Garden

To the rear is a fully enclosed garden with a patio area, lawn and storage shed.

No Deposit 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! - <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 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

Hi

Thank you for your enquiry.

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.

Directions

Leave Rothwell via Oulton Lane and continue into Rothwell Lane. At the roundabout take the second exit into Aberford Road, proceed and look out for a left hand turning into Midland Street, continue following the road round into Oulton Lane and look out for a right hand turning into All Saints Drive, continue to the end of the road and turn right into All Saints Road where the property can be seen to the left hand side after a short distance via the Emsleys To Let board.





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.

