



Holmsley Lane | Woodlesford | LS26 8RY

£950 Per Calendar Month

Unfurnished | Modern two bedroom apartment | EPC Rating B | Council Tax Band B | No smokers,
Deposit £1096 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor EE & Three Likely | Outdoor All main operators available as
suggested by Ofcom | Broadband ADSL | Standard & Superfast Available as suggested by Ofcom | Available Mid- September

Emsleys | estate agents



UNFURNISHED * MODERN TWO BEDROOM APARTMENT * ALLOCATED PARKING

This first floor apartment is offered unfurnished and available early September. The communal hallway front entrance is carpeted with stairs leading to the first floor landing and the apartment. The property is entered into a large carpeted hallway with a useful storage cupboard for coats and other items. The property has neutral decor throughout, vertical blinds to lounge / kitchen area and both bedrooms and benefits from gas central heating and double-glazing. The accommodation briefly comprises; an open-plan living area with a modern fitted kitchen with 'Bosch' appliances, two double bedrooms and bathroom with a three piece suite. Externally there are communal gardens, allocated parking for one vehicle, visitors parking and entry phone access. Close to Woodlesford train station and a bus service with easy access to the M1, A1 and M62.

EPC Rating B

Council Tax Band B (Leeds City Council)

No smokers,.

Deposit £1096

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Mobile Coverage: Indoor EE & Three Likely | Outdoor All main operators available as suggested by Ofcom.

Broadband ADSL | Standard & Superfast Available as suggested by Ofcom

Available the beginning of September.

Viewing highly recommended.

Please Read " BOOK A VIEWING"

Lounge (Reception) 6.48m x 3.73m (including kitchen) (21'03" x 12'03" (including kitchen))

Open-plan from the kitchen area with neutral decor, fully carpeted and fitted vertical blinds.

Kitchen 6.48m x 3.73m (including lounge) (21'3" x 12'2" (including lounge))

With neutral decor, fitted vertical blinds, modern fitted wall and base level units, tiled splashbacks, vinyl flooring and 'Bosch' appliances including electric oven, gas hob, stainless steel extractor hood, washer/dryer and space for fridge/freezer.

Bedroom One 4.04m x 2.82m (max) (13'03" x 9'03" (max))

Double bedroom with neutral decor, fully carpeted and fitted vertical blinds.

Bedroom Two 2.92m x 2.34m (max) (9'07" x 7'08" (max))

Double bedroom with neutral décor, fully carpeted and fitted vertical blinds.

Bathroom 2.57m x 2.16m (max) (8'05" x 7'01" (max))

With neutral decor, tiled splashbacks, vinyl flooring and three piece suite comprising; panelled bath with thermostatic shower over and glass screen, wash hand basin and WC. There is a large linen cupboard with useful storage shelving.

Outside

Communal grounds, allocated parking space, visitors parking bay and bin-store .

Note

The electric meter is a prepayment meter.

The landlord is happy for a tenant to change to non-pre-payment.

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.

Directions

From our Rothwell office bear right onto the A654 towards Oulton Hall. At the roundabout take the first exit onto the A639 (signposted Leeds). At the traffic lights (Tesco garage) turn right onto Holmsley Lane. The apartment block is then located at the next roundabout and the apartment can be identified by our Emsleys To Let board.

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.

Book A Viewing

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

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.





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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.