



Richmond Way | Garforth | LS25 1HT

£1,250 PCM

Unfurnished three bedroom semi-detached | EPC Rating D | Council Tax Band C | No smoking | Deposit £1442 | No Deposit Scheme Offered/Reposit | Minimum 12-month tenancy | Broadband Adsl | standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for O2 and Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom | Available After 3 September

**Emsleys** | estate agents

\*\*\* UNFURNISHED THREE BEDROOM SEMI-DETACHED HOUSE \* DOUBLE-GLAZING \* CENTRAL HEATING \* LOUNGE/DINING WITH FEATURE FIRE SURROUND \* GARDEN & GARAGE \*\*\*

We are pleased to offer this well presented THREE BEDROOM SEMI-DETACHED PROPERTY. The property is unfurnished and benefits from double-glazing, central heating, a driveway and garage. Located at the top of a cul-de-sac within a popular estate of Garforth, which is ideally placed for motorway and train networks, schools, and amenities. The accommodation briefly comprises: Entrance, hallway, large through lounge /dining area with feature fire surround, modern kitchen with an electric oven, gas hob, plumbing for a washing machine and space for a fridge/freezer. To the first floor, there are three bedrooms - two doubles and a single and a modern family bathroom. To the front is an open lawn area with a driveway and a detached single garage. To the rear, there is a very generous enclosed garden with paved patio seating areas and a lawn.

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\*\*\*Viewing highly recommended\*\*\*

Please read Renting Through Emsleys.

## Ground floor

### Hallway

The front door leads to a hallway which has a large storage cupboard housing the boiler and utility meters. Stairs leading to the first floor and door to:

### Lounge 5.79m x 3.05m (max) (19'79" x 10'85" (max))

This large lounge faces over the front of the house and has a large bay window allowing lots of light, is fully carpeted, with neutral decor and has a feature electric fire and surround.

### Kitchen 2.90m x 2.13m(max) (9'06" x 7'12"(max))

This modern kitchen has wall and base level units with work tops over. There is a built-in electric oven, gas hob with a cooker hood above, plumbing for a washing machine and space for a fridge/freezer.

### Dining Area 1.83m x 4.88m (max) (6'94" x 16'90" (max))

Open to the lounge area is the rear extension which serves as a dining area with laminate flooring, neutral decor, two PVCu windows overlooking the rear garden and patio doors lead to a paved area and the rear garden.

## First Floor

### Bedroom One 2.44m x 3.05m (max) (8'16" x 10'36" (max))

This double bedroom overlooks the rear garden is fully carpeted and has neutral decor.

### Bedroom Two 3.35m x 3.05m (max) (11'37" x 10'84" (max))

This double bedroom overlooks the front garden is fully carpeted and has neutral decor.

### Bedroom Three 1.83m x 2.13m'58.52m (max) (6'91" x 7'192" (max))

This single bedroom overlooks the front garden is fully carpeted and has neutral decor.

## Bathroom

This modern family bathroom is extensively tiled and has a white three-piece suite comprising; low level W.C, wash-hand basin, panelled bath with shower over and shower screen and there is a heated towel ladder.

## Garden

To the front of the house is an open lawn with driveway and pathway leading via a gate to the rear garden.

To the rear is an enclosed garden with patio areas and is laid to lawn.

## Garage

The driveway leads to a single garage with an up-and-over door.

## 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 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

## 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.









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.

