



Wooler Avenue | | LS11 7NA

£895 PCM

Unfurnished Two Bedroom Terrace | EPC Rating C | Council Tax Band A (Leeds Council) | Deposit £1032
No deposit scheme offered /Reposit | No Smoking | Mobile Coverage indoor, all operators "Likely" except EE. Outdoor, all main operators "Likely" as suggested
by Ofcom | Broadband-Standard & Ultrafast available as suggested by Ofcom | Minimum 12 months tenancy | Available End July.

Emsleys | estate agents



Unfurnished Two Bedroom Mid Terrace House * Well Presented *Modern Bathroom* Enclosed tiered front garden* EPC Rating C

This well presented two-bedroom mid-terrace house is situated within walking distance of Cross Flatts Park an a mile from Elland Road. The property comprises to the ground floor a decent size lounge, kitchen /dining and to the first floor two bedrooms with built-in-wardrobes and recently fitted bathroom with a white bathroom suite and shower over. To the front is tiered courtyard garden and unrestricted on-street parking.

EPC Rating C

Council Tax Band A (Leeds Council)

Deposit £1032

No deposit scheme offered /Reposit.

No Smoking

Mobile Coverage indoor, O2 "Likely. Outdoor, all main operators "Likely" as suggested by Ofcom.

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

Minimum 12 months letting

Available End July

Viewing recommended.

Lounge 3.35m x 4.88m (max) (11'74" x 16'87" (max))

The front entrance door leads to this bright and good size lounge.

With neutral decor and fully laminate flooring.

Door leads to the staircase and kitchen.

Kitchen/Dining 3.05m x 3.05m (max) (10'73" x 10'66" (max))

This kitchen/dining room has neutral decor, tiled splash backs and laminate flooring.

There are high and low units and a pantry for further storage.

The kitchen houses the gas central heating boiler.

An electric oven and gas hob with extractor over and a freestanding fridge/freezer and washing are supplied.

Room for a four seater dining table.

First Floor

The first floor landing has been recently decorated and is fully carpeted.

There is a useful storage cupboard.

Bedroom One 3.48m x 3.96m (max) (11'05" x 13'82" (max))

This double bedroom, has neutral decor and laminate flooring.

There are built in wardrobes.

Bedroom Two 1.83m x 2.72m (max) (6'65" x 8'11" (max))

This single bedroom, has neutral decor and laminate flooring.

There are built in wardrobes and a chest of drawers provided.

Bathroom

This newly fitted in 2024 this white bathroom suite has a W.C, wash hand basin inset into a vanity unit, panelled bath and shower over with shower screen.

Extensively tiled.

Outside

To the front of the house is a tiered enclosed courtyard garden.

Exterior storage unit.

On street parking.

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

If you wish to view the property, please use the link below and complete the application form:

<https://www.emsleysstateagents.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





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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.

