



Main Street North | Aberford | LS25 3AH

£1,150 PCM

Unfurnished Detached Cottage | Three Bedrooms | EPC Rating C | Council Tax Banding D | Deposit £1326 No Deposit Scheme Offered/Reposit | No smoking | A 6 month Tenancy offered |

Emsleys | estate agents

\*\*\* UNFURNISHED\* DETACHED COTTAGE \*THREE BEDROOMS\* GATED\* ENCLOSED COURTYARD GARDEN\* NEWLY DECORATED \* UNDERFLOOR HEATING TO THE BATHROOM \* SOUGHT AFTER VILLAGE LOCATION \*\*\*

This well presented house has been newly decorated and has new carpets to the bedrooms. The property is located within the sought after village of Aberford with commuter links via the A1 & M1 and the house is an adjacent to the bus stop for buses to Leeds and beyond. The property is finished to a good standard, briefly comprising to the ground floor: hallway, guest W.C, large utility cupboard, lounge/ dining room and modern kitchen. To the first floor are two double bedrooms with built in wardrobes and a decent size single bedroom, a modern bathroom with underfloor heating. The property benefits from double-glazing and gas central heating. To the outside is unrestricted on street parking and a gated large courtyard with two patio areas and parking for two or more cars.

EPC Rating C

Council Tax Banding A (Leeds City Council)

Deposit £1326

No Deposit Scheme Offered/Reposit

No smoking

A 6-month Tenancy offered.

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

Mobile coverage EE & O2 variable indoor, good outdoor, Three, good outdoor

Vodafone good indoor & outdoor as suggested by Ofcom

Available Now.

A Must View House!

Please Read "

## Hallway

From the rear entrance door, the hallway has doors to:

## Guest WC 0.91m x 0.61m (max) (3'40" x 2'49" (max))

The guest W.C has a white wash-hand basin and toilet.

## Utility Cupboard

Double doors open to a large cupboard that houses the washing machine and freezer.

PLEASE NOTE THAT THE LANDLORD WILL NOT REPAIR OR REPLACE THESE IF THEY BREAK DOWN.

## Lounge/dining 4.88m x 5.18m (max) (16'42" x 17'40" (max))

This large "L" shape has neutral decor and is fully carpeted.

There is an ornamental feature fireplace and inset gas fire.

A door leads to the pavement and open staircase to the first floor.

## Kitchen 2.13m x 2.44m (max) (7'36" x 8'26" (max))

This modern kitchen has high and low unit and is extensively tiled.

There is an electric double oven and gas hob with extractor over.

There is an under-counter fridge and integrated dishwasher.

## First Floor

## Bathroom 1.83m x 1.75m (max) (6'67" x 5'09" (max))

This modern three-piece bathroom has the added benefit of underfloor heating.

Wash hand basin, W.C and panelled bath with shower over.

Heated towel ladder.

## Bedroom One 2.44m x 2.44m (max) (8'97" x 8'84" (max))

This double bedroom overlooks the front of the house.

The room has neutral decor, a feature papered wall and new carpet.

The room benefits from a built-in wardrobe.

## Bedroom Two 2.13m x 2.44m (to wardrobe) (7'99" x 8'30" (to wardrobe))

This double bedroom overlooks the front of the house.

The room has neutral decor and new carpet.

The room benefits from a built-in wardrobe.

## Bedroom Three 2.13m x 1.83m (max) (7'87" x 6'94" (max))

This decent size single bedroom overlooks the rear of the house.

The room has neutral decor, a feature papered wall and new carpet.

## Outside

The property is entered via metal gates leading to a decent size parking area for at least two cars.

There are two patio areas and the garden is surrounded by stone walls giving lots of Privacy.

The house benefits from the local bus stop being outside.

There is unrestricted on street parking to the house, but tenants are asked not to park in the bus stop.

## 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 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

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.

2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

Applications can be made by using the link below:

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

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.

5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.

6. We will inform the landlord of your wish to let the property.

7. If agreed, we will send you confirmation information by email.

8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.

9. 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>.

10. We will then commence referencing, if required.

11. 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.

12. 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.

13. On the conclusion of referencing we will re confirm a check in date to the property.

14. We will send out draft paperwork electronically for you to read.

15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.

16. 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.

17. We will hand you the keys to your New Home

## 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.





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.

