



Claremont Street | Oulton | LS26 8SS

£995 PCM

Unfurnished Two Bedroom Mid-Terrace House | Immaculately Presented | EPC Rating D | Council Tax Band A | Deposit £1148 | No deposit scheme offered / Reposit | No Smoking | Mobile Coverage indoor "Limited" except 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 Now.

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\*\*\*UNFURNISHED\* IMMACULATLY PRESENTED\* MODERN FITTINGS & PERIOD FEATURES\* TWO BEDROOM MID TERRACE \* OPEN GARDEN & GARAGE \* CLOSE TO WOODLESFORD TRAIN STATION AND AMENITIES \*\*\*

This unfurnished two-bedroom terrace house has been refurbished to a very high standard and has modern decor and lovely period features and open fireplace for cosy evenings at home. The property benefits from gas central heating and double glazing. The house comprises to the ground floor : lounge with feature fireplace, modern fully fitted kitchen/and a modern bathroom with shower over. To the outside there is a easy to maintain garden and single garage. The rear can be accessed by a side road with right of way over neighbouring houses . and to the front is unrestricted on street parking.

EPC Rating D.

Council Tax Band A (Leeds Council)

Deposit £1148

No deposit scheme offered /Reposit

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

Minimum 12 months letting

Available Now.

Viewing recommended.

### Lounge 3.71m x 4.52m (max) (12'02" x 14'10" (max))

From the front door the house opens into the lounge whihc has been decorated to a modern standard with feature panelling and wood veneer flooring .

The period fireplace can be used and makes a wonderful centre piece to the room.

### Kitchen/Dining 3.66m " x 3.96m (max) (12'95 " x 13'97" (max))

From the lounge this modern kitchen has high gloss low and high units with wood top over.

There is a built-in electric oven and gas hob with extractor over and washing machine.

Room for a four-seater dining table.

The stairs lead from the kitchen to the first and a door leads to the rear garden and cellar.

### Cellar

The cellar houses the fridge/freezer and utility meters.

Ideal for storage of nonperishable items.

### First Floor

#### Bedroom One 3.99m x 3.05m (max) (13'01" x 10'46" (max))

The main double bedroom faces over the rear of the house,

Modern decor and fully carpeted,

Built in wardrobe and feature ornamental fireplace.

#### Bedroom Two 3.35m x 2.44m (max) (11'96" x 8'77" (max))

Facing over the front of the house, this double bedroom has modern decor and is fully carpeted,

Built in wardrobe and shelf unit provides storage.

This room would make a great study.

#### Bathroom 2.44m x 1.22m (max) (8'94" x 4'96" (max))

This modern white bathroom suit has a WC, wash hand basin, panelled bath with shower over and shower screen.

Extensively tiled walls and floor.

### Outside

To the front is unrestricted on street parking.

A side driveway gives access to the rear of the row of houses with no 7 being at the end where you can park a car or make use of the single garage.

To the end of the garden and rear of the garage is an astro turf area for ease of maintenance.

### 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.

### 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 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

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.

### 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.









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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.

