



Pansy Court | Seacroft | LS14 6GY

£1,595 PCM

Unfurnished Four bedroom end-terrace Townhouse | Council Tax Band C | EPC Rating B | No smokers | Deposit £1840 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoor, Vodafone & O2 "Likely". Outdoors all networks "Likely" as suggested by Ofcom | Min 12 months tenancy | Available Now.

Emsleys | estate agents

\*\*\* WELL-PRESENTED FAMILY HOME. \* UNFURNISHED FOUR BEDROOMS END TOWNHOUSE \* GARAGE & DRIVEWAY \* CHARGING POINT\* EASY ACCESS TO AMENITIES & TRANSPORT LINKS. \*\*\*

This end Townhouse is situated over two floors, it is well presented, newly decorated neutral decor, new carpeting. and modern fixtures and fittings. The spacious accommodation comprises entrance hallway, guest W.C, living room, kitchen/diner, four good size bedrooms on the first floor with modern family bathroom and to the second floor is the main bedroom with en-suite shower room. To the outside is small front garden and to the rear is an enclosed rear garden leading to a single garage with power and charging point. Further parking is available in front of the garage and on street to the front of the house. The house is tucked away in a small cul-de-sac and located close to numerous local amenities including shops, schools, and transport links.

EPC Rating B

Council Tax Band C (Leeds City Council)

No smokers

Deposit £1840

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Broadband, standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage Indoors, Vodafone & O2 Likely"2. Outdoors all networks "Likely" as suggested by Ofcom.

Available Now

Min 12 months tenancy

Viewing recommended.

Please Read "Book A Viewing"

## Hallway

The house opens into a hallway with stairs leading to the first floor and doors to:

### Guest W,C 1.52m x 0.61m (max) (5'52" x 2'67" (max))

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

### Kitchen/Dining 4.75m x 2.44m (max) (15'07" x 8'97" (max))

This modern kitchen/dining room is extensively tiled with high and low units.

The kitchen has an electric oven and induction hob with extractor over.

Integrated fridge/freezer, dishwasher and washing machine

### Lounge 3.05m x 4.57m (max) (10'37" x 15'99" (max))

This large lounge spans the rear of the house and has patio doors to the rear garden.

There is an electric socket for mounting a TV on the wall along with all the required aerial leads.

Newly decorated with laminate flooring.

## First Floor

Stairs lead to the first floor landing with doors to:

### Bedroom One 3.05m x 1.83m (max) (10'43" x 6'68" (max))

This large single bedroom overlooks the rear of the house.

Newly decorated with laminate flooring.

### Bedroom Two 3.35m x 2.44m (11'47" x 8'54" )

This double bedroom overlooks the rear of the house.

Newly decorated with a feature wall and fully carpeted.

Built-in double wardrobe with mirror front.

### Bedroom Three 2.74m x 2.44m (max) (9'82" x 8'24" (max))

This double bedroom overlooks the front of the house.

Newly decorated with a feature wall and fully carpeted.

Built-in double wardrobe with mirror front.

### Family Bathroom 1.52m x 1.83m (max) (5'63" x 6'93" (max))

This extensively tiled bathroom, has a W.C, wash-hand basin and panelled bath with shower over.

Glass shower screen.

## Second Floor

Stairs to the second floor landing and door to:

### Bedroom Four (Main) 5.49m x 3.35m (max) (18'12" x 11'79" (max))

This large attic bedroom has been newly decorated and is fully carpeted.

Bank of mirrored wardrobes.

Door to:

### En-suite Shower Room 1.96m x 1.83m (max) (6'05" x 6'75" (max))

The en-suite shower room has a W.C, wash-hand basin and pedestal.

Walk-in shower cabinet with double showers . The main being a modern rainwater shower.

Extensively tiled with a Velux window to provide light and additional ventilation.

## Garden

To the front is a small garden with path leading to the front door.

To the rear is a patio area leading to a further decked area and lawn.

To the rear is a gate that leads to the single garage.

## Garage

The single garage (within a block of garages) has power and a charging point.

Parking is available in front of the garage and further on street parking is available to the front of the house.

## 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 Reposit 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/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:

This can be used for all the properties you wish to view.

We have the attached property available.

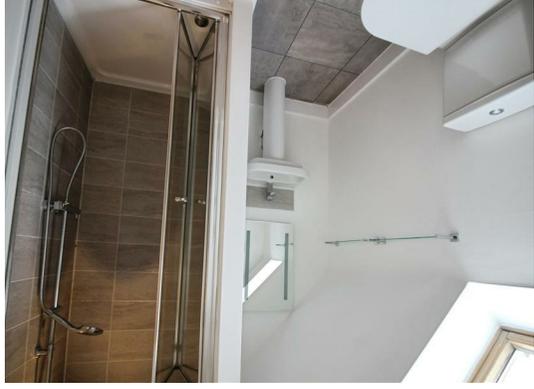
<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- 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





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.