



Selby Road | Garforth | LS25 2AQ

£2,800 PCM

Unfurnished Detached Prestigious Four Bedroom House | EPC Rating D | Council Tax Banding G (Leeds City Council) | Deposit £3230 | No Deposit Scheme Offered/Reposit

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*****RARE OPPORTUNITY TO RENT THIS LARGE UNFURNISHED DETACHED HOUSE* SECULDED POSITIION ON A PROVATE ROAD * FOUR DOUBLE BEDROOMS* THREE BATHROOMS* DOUBLE GARAGE * BESPOKE FAMILY HOME.*NEWLY DECORATED * NEW CARPETS*****

A rare opportunity to rent this bespoke family home. This property is in a secluded garden located off a private road within easy access of Garforth and ideal for commuting by train or car. The house is entered via gates where there is a driveway with parking for two cars and integral double garage with electric door. The house boasts to the ground floor: formal lounge, study, large kitchen/dining area, formal dining room and guest W.C. The feature staircase takes you to the first floor and large landing has windows and views over fields and Garforth beyond. There are three large double bedrooms and a dressing room or possible fourth bedroom. The master bedroom boasts a decent size shower room with walk-in-shower. The second bedroom has an en suite shower room and there is a family bathroom, ensuring ample space for a large family or for hosting guests. A key feature of this property is its unique secluded position and size that can only be appreciated by a viewing.

The house has its own septic tank and LPG gas tank.

EPC Rating D

Council Tax Banding G (Leeds City Council)

Deposit £3230

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Minimum 12 months tenancy

No smoking

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

Mobile Coverage "Likely" for all networks both indoor and outdoor as suggested by Ofcom.

Available Now

VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Entrance Vestibule

From the front door the ground floor hallway has wood flooring and has been newly decorated.

Door leads to:

Kitchen/Dining 6.10m x 5.18m (max) (20'98" x 17'17" (max))

This large kitchen has a country feel and high and low units with work tops over.

The kitchen has a Rangemaster gas stove, freestanding "American style" fridge/freezer and integrated dishwasher.

Newly decorated, wood flooring with tiled splashbacks.

Door leading to the garden and integral garage.

Formal Dining room 3.35m x 3.35m (max) (11'42" x 11'55" (max))

Newly decorated and newly fitted carpets.

French doors leading to the rear garden.

Study/Office 3.35m x 1.83m (max) (11'40" x 6'89" (max))

The formal office/study has book-casing provided.

Newly decorated and newly fitted carpets.

Guest W.C 1.83m x 0.61m (max) (6'77" x 2'86" (max))

The Guest W.C is extensively tiled with W.C and wash-hand basin.

Lounge 5.79m x 4.27m (max) (19'18" x 14'40" (max))

This large elegant lounge spans the width of the house and has French doors leading to the front and windows to the rear giving lots of light to the room.

There is a feature fireplace with a gas fire that provides a nice focal point.

Newly decorated and newly laid carpets.

First Floor

The first floor has a large landing with doors leading to:

Main Bedroom (One) 6.40m x 3.35m (max) (21'92" x 11'44" (max))

This large "L" shaped bedroom over the garage with dressing are leading to an en suite shower room.

Windows to three sides flooding the room with light and a dressing area.

A door leads to:

Dressing Area 2.13m x 3.02m (max) (7'15" x 9'11" (max))

The bedroom opens to a dressing area which has been newly decorated and has new carpets.

Door to:

En suite Shower Room 2.29m x 2.44m (max) (7'06" x 8'95" (max))

This extensively tiled

Wash hand basin mounted on a vanity unit, W.C and walk-in shower cabinet with double shower head

Bedroom Two 4.75m x 3.66m " (max) (15'07" x 12'90 " (max))

This large double bedroom spans the width of the house with en-suite shower room and has windows overlooking the front and rear.

The room has been newly decorated and has newly fitted carpets.

Door leading to:

En suite Shower Room 3.35m x 0.61m (max) (11'30" x 2'84" (max))

The extensively tiled shower room has a walk-in shower with W.C and wash-hand basin.

Bedroom Three 3.35m x 1.83m (max) (11'49" x 6'49" (max))

This double bedroom with fitted cupboard and over looks the rear garden.

Newly decorated and newly fitted carpets.

Family Bathroom 1.52m x 2.74m (max) (5'78" x 9'98" (max))

This good size family bathroom is extensively tiled.

W.C, wash-hand basin and panelled with shower over,

Storage cupboard.

Dressing Room/ Bedroom Four 2.13m x 3.02m (max) (7'15" x 9'11" (max))

This good size room has a large, fitted black wardrobe and views over the rear garden.

The room has newly fitted carpets and has been newly decorated.

The landlord can remove the wardrobe on request.

Double Garage 5.18m x 4.88m (max) (17'97" x 16'34" (max))

This double garage is accessed via the kitchen/dining room and has an electric operated exterior door.

The garage houses the central heating boiler and has plumbing for a washing machine and space for a dryer.

Gardens

The property is access via two wrought iron gates.

There are gardens to all sides, laid to lawn and a rear banking with mature trees.

The house is on a private road and the house is in a secluded gardens surrounded with hedges and fencing.

Notes for Tenants

There is an adjacent telecommunications mast to the property.

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/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 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:

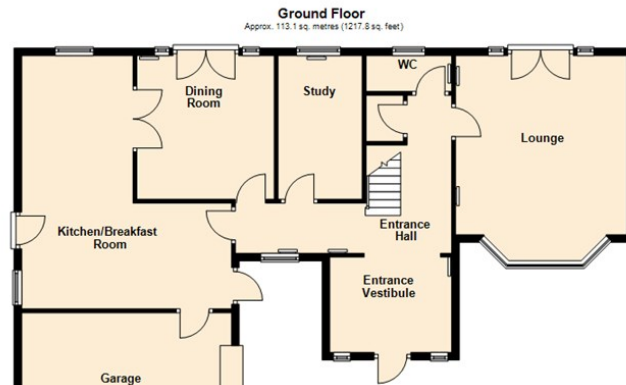
<https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check>.

- 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.





Total area: approx. 223.3 sq. metres (2403.4 sq. feet)

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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.

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