



Parrish Mews | Robin Hood | WF3 3AW

£875 Per Calendar Month

Unfurnished Two Bedroom First Floor Flat | Council Tax Band B | EPC Rating C | No Deposit Scheme Offered /Reposit | Deposit £1009 | Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom | Mobile coverage - "Likely "indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom | No smoking | Available 21 August

Emsleys | estate agents



Unfurnished. First floor flat. Modern and large. Own entrance. Parking. Balcony

This appealing two double bedroom apartment is well presented and has its own entrance and balcony area. The apartment benefits from a "C" EPC rating with PVCu double-glazed windows and a gas central heating system. Briefly comprising: a large lounge/dining room, modern fitted kitchen, modern bathroom, two double bedrooms. The main bedroom also boasts a good size dressing room. To the exterior is none allocated parking.

Council Tax Band B (Leeds City Council)

EPC Rating C

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PLEASE READ *BOOK A VIEWING"

Entrance/Balcony

From the car park below, the apartment entrance is up the metal staircase and across the front balcony area,

Lounge/Dining 3.35m;22.86m x 6.71m (max) (11;75" x 22'97" (max))

This large lounge/dining room has neutral decor and wood flooring, radiators and two PVCu double-glazed windows provide a lot of light.

There is a storage cupboard off the lounge that houses the boiler.

Kitchen 2.44m x 2.44m (max) (8'98" x 8'72" (max))

This modern kitchen has wall and base level units in gloss white with black work tops. Wood flooring, neutral decor and tiled splashbacks.

There is an integrated under counter fridge, electric oven. hob and plumbing for a washing machine.

Bathroom 2.44m x 1.52m (max) (8'26" x 5'97" (max))

This modern white bathroom suite is extensively tiled and has a low level W.C, wash hand basin with pedestal and a panelled bath with a hand shower unit attached to the taps.

Bedroom One 2.92m x 3.00m " (max) (9'07" x 9'10 " (max))

This double bedroom has neutral decor and wood flooring.

There is a chest of drawers and wardrobe that can be left for the tenants use but is not the property of the landlord and will not be repaired or replaced.

Bedroom Two 4.57m x 2.74m (max) (15'33" x 9'38" (max))

This large double bedroom has neutral decor, wood flooring and door to:

Dressing Room 1.52m x 2.74m (max) (5'41" x 9'35" (max))

This good size dressing room is extensively tiled and could also be used as a study.

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! - <https://reposit.co.uk>

*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

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.

Utility Meters

The electric and gas meter are prepayment meters.

The landlord is happy for a tenant to change these should they wish.



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.

