



Oulton Drive | Oulton | LS26 8EN

£995 Per Calendar Month

Unfurnished | Two bedroom mid-terrace town house | EPC rating C | Council Tax Band B.

Emsleys | estate agents



Popular modern development* Unfurnished* Two double bedrooms* One allocated parking spaces**Enclosed rear garden * Good access to motorways

This modern unfurnished two double bedroom end town house is located in a popular modern development near Rothwell Sports Centre, Oulton Hall and within easy access to the M62 and M1 motorways which are within 1 mile and 2 miles respectively. The house is nicely presented with neutral decor throughout and gas central heating. To the ground floor the property briefly comprises; an extended lounge / dining room with a patio door leading to the rear garden, kitchen with modern kitchen units, electric oven, gas hob, plumbing for a washing machine and space for a fridge/freezer. To the first floor are two double bedrooms and a modern bathroom with a white three piece bathroom suite and electric shower over the bath. To the rear is an enclosed rear garden with a lawn and patio area whilst to the front is a dedicated parking space for one car.

EPC rating C

Council Tax Band B.

Broadband: ADSL, Superfast, Ultrafast, Gigabit available.

Mobile EE good indoor. All others good or variable outdoors.

Deposit £1148

No deposit scheme offered /Reposit

Available end of August.

Viewing strongly recommended.

Please Read "Book A Viewing"

Ground floor

Kitchen

Fitted kitchen with wall and base level units with tiled splashbacks, gas hob, electric oven, plumbing for a washing machine and space for a fridge/freezer

Lounge/dining room 7.21m x 4.29m (max) (23'8" x 14'1" (max))

Extended lounge/dining area. Lounge fully carpeted with ornamental fireplace and open staircase leading to the first floor. The dining area has laminate flooring and patio doors leading to the rear garden.

First floor

Bedroom One 2.57m x 3.05m (max) (8'5" x 10'52 (max))

The main double bedroom faces over the rear of the property has fitted wardrobes, a useful storage cupboard, neutral décor and is fully carpeted.

Bedroom Two 3.28m x 2.31m (max) (10'9" x 7'7" (max))

A double bedroom facing over the front of the property with neutral décor and being fully carpeted.

Bathroom

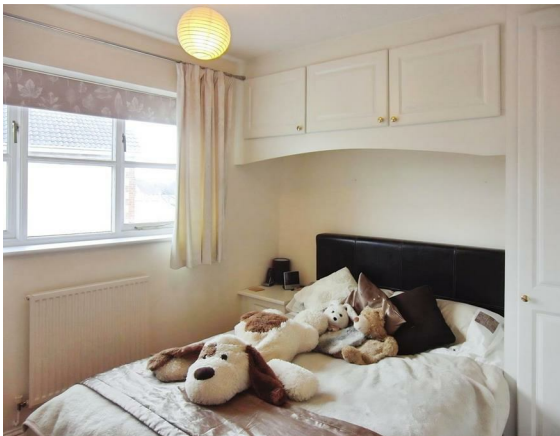
White three piece bathroom suite with wash hand basin, WC , bath with electric shower over, towel ladder and is extensively tiled.

Exterior

To the front is a parking area with allocated parking for one car and a small front garden leading to the front door of the house. The rear garden is mainly laid to lawn with mature shrubs and trees and has a garden shed.

Directions

From our Rothwell office proceed past Oulton Hall. At the roundabout turn onto the A642 towards Wakefield Road, past Rothwell Sports Centre, and turn left onto Oulton Drive. Number 25 can be identified by our Emsleys To Let board.



No Deposit Scheme Offered

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.

Tenant 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.

To arrange a viewing, please complete our online application form via the website. we link below.

What Happens Next?

- Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

- Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

- After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.



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.

