



Maple Court | Killingbeck | LS14 6FS

£895 PCM

Two bedroom second floor apartment | EPC rating C | Council Tax Banding B | Broadband: standard, superfast, ultrafast available as suggested by Ofcom | Mobile Coverage: indoors "Likely" for O2; outdoors all networks "Likely" as suggested by Ofcom | Deposit £1032 | No Deposit Scheme Offered/Reposit | Minimum 12 month tenancy | No Deposit Scheme Offered/Reposit | Allocated Parking Space | Available Now

Emsleys | estate agents



*** SECOND FLOOR APARTMENT, LOVELY VIEWS OVERLOOKING THE GREEN ***

Situated within the popular York Dale development. This two bedroom second floor apartment is located close to a full range of local amenities found within Killingbeck, including shops, cafes and restaurants as well as excellent transport links into Leeds city centre. The property benefits from having gas central heating and double-glazing throughout, set within communal gardens and one allocated parking space. The accommodation briefly comprises; entrance hall, open-plan kitchen/dining/living room, two double bedrooms and bathroom.

EPC rating C.

Council Tax Banding B (Leeds City Council)

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Mobile Coverage: indoors "Likely" for O2: outdoors all networks "Likely" as suggested by Ofcom.

Deposit £1032

No Deposit Scheme Offered/Reposit

Minimum 12 month tenancy

No Smoking

Available Now

Must View Property!

Please Read "BOOK A VIEWING"

Communal entrance hall

The building has a secure communal entrance hall with a fitted intercom system.

Entrance Hall

Entry door opens into an entrance hall which connects to both bedrooms, bathroom and kitchen/dining/living room and has a central heating radiator.

Open Plan Living/ Kitchen/Dining Area 5.89m x 5.94m (19'4 x 19'6)

Large, spacious open-plan living space comprising lounge with radiator and French windows with 'Juliette' balcony, dining area with ample room for dining table and chairs, double-glazed window and further radiator PLUS modern fitted kitchen with base and eye-level units in a popular white finish. There is a built-in electric oven with matching hob and chimney style stainless steel extractor. Space for washing machine and fridge/freezer, stainless steel sink with side drainer and mixer tap.

Bedroom One 4.34m x 2.57m (14'3 x 8'5)

Double bedroom with radiator and double-glazed window to the front.

Bedroom Two 3.23m x 3.15m (10'7 x 10'4)

Further double bedroom with radiator, double-glazed window to the front and a built-in cupboard housing the gas combi boiler.

Bathroom 2.03m x 2.01m (6'8 x 6'7)

Fitted with a three piece suite in white comprising; bath with shower over and glass shower screen, pedestal hand wash basin and WC. Tiled splashback and radiator.

Exterior

To the front is an allocated parking space and visitor parking. Well kept communal, lawn gardens surround the property.

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.

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 remarket, 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 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

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.

Directions

From our Crossgates office on Austhorpe Road head west and at the junction turn right onto Ring Road. At the roundabout take the first exit onto Crossgates Road. At the next roundabout take the first exit onto York Road. After 0.2 of a mile turn right onto Oak Tree Lane, follow the road before turning right onto Ash Court and finally turning right again onto Maple Court where the property can be found.





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.

