



Birch Avenue | | LS15 7QY

£1,000 PCM

Unfurnished Two Double Bedroom Duplex Apartment | EPC Rating tbc | Council Tax Band A (Leeds City Council) | No smoking | No Deposit Scheme Offered /Reposit | Deposit £1153 | Broadband ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage: all operators "likely" outdoors and indoors other than O2, as suggested by Ofcom | Available Now

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***** UNFURNISHED* DUPLEX *LARGE TWO BEDROOM APARTMENT * NEWLY DECORATED * MODERN FITTINGS * TWO BATHROOMS* TWO WALK-IN WARDROBES* GREAT LOCATION*****

Situated in this within close proximity of Primrose Valley, and within easy access of the amenities of Halton High Street and Crossgates shopping centre and train station, this large modern lower ground and ground floor apartment features gas central heating and double glazing throughout. The property has its own entrance and small enclosed front garden. The property has been newly decorated in neutral throughout and is very well presented. To the lower ground floor has the master double bedroom with two walk-in wardrobes and en-suite shower room. To the ground floor is the lounge with feature electric fire, large modern kitchen/diner with appliances and access to a storage area, master bathroom with shower over bath and a further double bedroom.

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*****Viewing highly recommended*****

PLEASE READ BOOK A VIEWING.

Lounge 4.88m x 3.35m (max) (16'83" x 11'54" (max))

From the external door the apartment opens into this generous size lounge which has been newly decorated and has solid bamboo flooring.

There is a feature electric fire mounted to the wall with shelf above.

Three windows provide lots of light to the room.

Kitchen 4.93m " x 2.13m (max) (16'02 " x 7'84" (max))

This modern kitchen has high and low units with work top over and a useful breakfast bar. Electric oven, gas hob and cooker-hood over.

Plumbing for a washing machine and dishwasher. Space for a fridge/freezer.

Store

From the kitchen a door leads to a good size storage area with shelving and rear external door.

Bedroom One 2.74m x 2.74m (max) (9'32" x 9'97" (max))

This good size double bedroom has been newly decorated and is fully carpeted.

Bathroom 1.52m x 1.83m (max) (5'76" x 6'41" (max))

Adjacent to bedroom one, this extensively tiled and newly decorated bathroom with a W.C, wash-hand basin, panelled bath with double shower head.

Vinyl flooring.

Lower Ground Floor

Bedroom Two 2.44m x 6.71m (max) (8'73" x 22'39" (max))

Stairs lead to the lower ground floor to a large double bedroom which has been newly decorated and is fully carpeted.

There are two walk-in-wardrobes and door to:



En Suite Shower Room 1.83m x 1.52m (max) (6'82" x 5'912 (max))

This newly decorated and modern shower room has W.C, wash-hand basin and walk-in shower cabinet.

Extensively tiled and modern vinyl floor.

Outside

There is a small enclosed garden to the front of property with a bin store and storage shed.

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

The tenants may take the option of paying no deposit on this property in so far as they meet the criteria for Reposit.

An alternative scheme to deposits . Please ask the team for details.

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/>

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

Please see a link to our website for properties.

<https://www.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.

