



Beulah Terrace | Crossgates | LS15 8AZ

£950 PCM

Unfurnished Two Bedroom First Floor Flat | EPC Rating C | Council Tax Band B (Leeds City Council)

Emsleys | estate agents



### \*\*\*UNFURNISHED \* TWO BEDROOM FIRST FLOOR FLAT \* MODERN DECOR\* JULIETTE BALCONY\* CENTRAL LOCATION \*\*\*

This modern flat was decorated a year ago and fitted with new carpets and a central boiler. The accommodation briefly comprises; entrance lobby to the ground floor, landing, open plan living room, kitchen area, two bedrooms and a bathroom. Outside there is parking to the front.

Located to the rear of Austhorpe Road which is central to the busy and thriving area of Crossgates. With the Arndale shopping centre, banks, post office and many cafes, bars and restaurants to choose from you will be spoilt for choice as to how to spend your leisure time.

Approximately six miles east of Leeds city centre, the area is served by great transport links and a railway station offering a quick and easy commute to Leeds, York or Wakefield and the surrounding areas.

EPC Rating C

Council Tax Band B (Leeds City Council)

No Smoking

Deposit £1096

No Deposit Scheme/Reposit

Minimum 12 months tenancy

Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom.

Mobile Coverage All operators are good for indoor & outdoor accepted EE as suggested by Ofcom

Available Now

Read Book A Viewing.

#### Ground floor

##### Entrance Lobby

Enter through a PVCu double-glazed door to a small lobby with staircase rising to the first floor.

#### First Floor

##### Landing

With double-glazed window to the rear elevation.

##### Living Room 3.52m x 4.88m (11'7" x 16'0")

A spacious open plan living room with sliding patio doors with a 'Juliette' balcony overlooking the front garden of the property. A bulk head cupboard provides extra storage space. Central heating radiator and double-glazed window again overlooking the front.

##### Kitchen 1.78m x 2.92m (5'10" x 9'7")

The kitchen is fitted with a range of wall and base units with contrasting work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under electric oven with a gas hob and extractor hood over. A plumbed space provides space for a washing machine and there is also space for a tall fridge/freezer. A double-glazed window overlooks the rear.

##### Inner Hallway

##### Bedroom 1 3.05m x 2.97m (10'0" x 9'9")

A double bedroom with central heating radiator and double-glazed window looking over the front garden.

##### Bedroom 2 2.02m x 2.37m (6'8" x 7'9")

A double bedroom with central heating radiator and double-glazed window looking over the front garden.

##### Shower Room

Fitted with a white three piece suite which comprises;- walk in shower enclosure served with a mains fed shower, a pedestal hand wash basin and low flush w.c. Central heating radiator and a double-glazed window placed to the rear.

##### Exterior

To the front of the property is a parking area and communal gated lawn. The lawned area does offer potential for further parking to be created is so desired. The garden continues to the side giving access to the rear and to the entrance door for the flat.

##### 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. (not applicable to this letting)
- Payment for utilities – such as gas, electricity, water, LPG or oil. (not applicable to this letting)
- Payment for a television licence. (not applicable to this letting)
- 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 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.

\*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

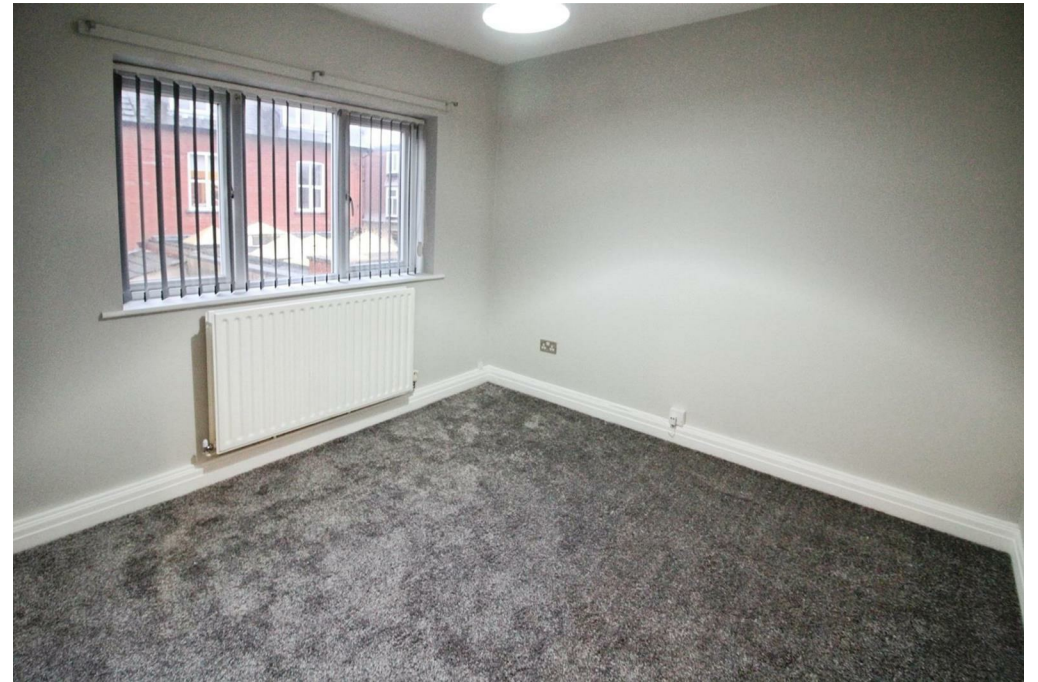
The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car. If you wish to view the property, please use the link below and complete the application form:

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35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 264 2642    [lettings@emsleysestateagents.co.uk](mailto:lettings@emsleysestateagents.co.uk)

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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.