



The Oval | | LS14 6BB

£1,300

Newly Refurbished Part Furnished Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating D | Deposit £1500 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy | Broadband FTTC| standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for O2 indoors, outdoors all networks "Likely" as suggested by Ofcom | Driveway & Garage | Available End of August

Emsleys | estate agents





\*\*\* PART FURNISHED\* RECENTLY REFURBISHED TO A HIGH STANDARD THREE BEDROOM SEMI DETACHED HOUSE\* LARGE DRIVEWAY\*CARPORT & GARAGE\* ENCLOSED GARDEN\* RECENTLY INSTALLED GAS CENTRAL HEATING\* MODERN KITCHEN & BATHROOM \*\*\*

Located in a sought-after neighbourhood, this semi-detached house is perfect for those seeking a convenient lifestyle. With local amenities, schools, and transport links within easy reach, you will have everything you need right on your doorstep. This house has been refurbished to a high standard and benefits from a recently fitted gas central heating boiler, kitchen, and bathroom. The house comprises: a good size reception room and a newly fitted kitchen/dining area and guest W.C. To the first floor are two double bedrooms and a third study/nursery bedroom with a storage cupboard. The bathroom has a walk-in shower cabinet, W.C and wash-hand basin. To the outside is gated large driveway with room to park more than two vehicles and a carport leading to a single garage behind. To the rear of the house is an enclosed garden laid to lawn. The landlord is replacing the carport roof.

Council Tax Band B (Leeds City Council)

EPC Rating D

Deposit £1500

No Deposit Scheme Offered/Reposit

Min 12 months tenancy

No Smoking

Broadband FTTC| standard, superfast & ultrafast available as suggested by Ofcom.

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

Available end August.

Read "Book A Viewing"

### Hallway

The front entrance door leads to a hallway with neutral décor and flooring and doors leading to:

**Lounge 2.74m x 3.66m (max) (9'92" x 12'55" (max))**

This decent size lounge, has a bay window overlooking the front of house.

Neutral décor and laminated flooring.

A sofa and two armchairs are supplied.

**Kitchen/Dining 3.61m x 4.57m (max) (11'10" x 15'64" (max))**

This recently fitted kitchen has high gloss grey unit with worktop over.

Neutral decorated and laminate flooring.

Built in electric oven with ceramic hob and cooker hood over. The tenant must only use the correct pans for use on a ceramic hob.

Integrated dishwasher, freestanding washing machine and fridge/freezer.

Dining area with a table and six chairs are provided.

Patio doors leading to the rear garden and door leading to:

**Guest WC 0.91m x 1.22m (max) (3'12" x 4'54" (max))**

Recently fitted WC and wash hand basin with laminate flooring and neutral décor.

### First Floor

Stairs lead from the hallway to the first floor landing with doors to:

**Bathroom/Shower Room 1.52m x 1.52m (max) (5'82" x 5'82" (max))**

This recently installed bathroom has a walk-in-shower cabinet, wash hand basin inset into a vanity unit and WC. Heated towel ladder.

Extensively tiled in marble tiling and laminate flooring.

**Bedroom One 3.35m x 2.74m (max) (11'15" x 9'46" (max))**

Facing over the rear garden, neutral décor and laminate flooring.

A single bed and mattress are supplied by the landlord along with a freestanding single wardrobe.

The landlord can remove the bed on request.

**Bedroom Two 3.66m x 2.74m (max) (12'93" x 9'80" (max))**

The bay window looks over the front of the house, neutral décor and laminate flooring.

A double bed and mattress are supplied along with a freestanding single wardrobe.

**Bedroom/Nursery/Study 1.83m x 1.52m (max) (6'55" x 5'82" (max))**

Facing over the front of the house, this bedroom is ideal as a nursery or study.

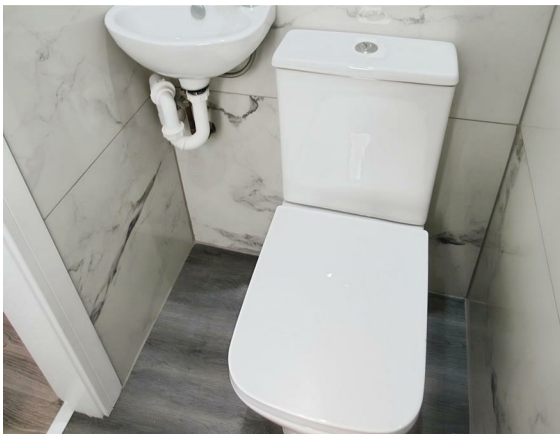
A recently constructed cupboard over the head of the stairs gives plenty of storage.

### Outside

To the front of the house is a gated driveway with parking for more than two cars, a carport and single garage beyond.

To the rear is an enclosed garden laid to lawn.

There are numerous external electric sockets to the outside.



### 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.

### 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.emsleysestateagents.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.





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.

