



Pinders Green Drive | Methley | LS26 9BA

£895 PCM

Unfurnished | Two bedroom mid- townhouse | EPC Rating C | Council Tax Banding B. (Leeds City Council) | Minimum 12 months Tenancy | No Deposit

**Emsleys** | estate agents





### \*\*\*UNFURNISHED\* TWO BEDROOM\* SOUGHT AFTER LOCATION\* OFF-ROAD PARKING & GARDEN \*\*\*

This nicely presented, two bedroom mid-terrace house is located in the popular village of Methley and has excellent access to commuter links. Briefly comprising, lounge, kitchen/diner to the ground floor and one single and one double bedroom and a modern house bathroom to the first floor. Externally the property benefits from off-street parking for two cars to the front and to the rear is an enclosed garden.

EPC Rating C

Council Tax Banding B. (Leeds City Council)

Minimum 12 months Tenancy.

No Deposit Scheme/Reposit offered.

Deposit £1032

Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage "Likely" for O2 indoors and all networks outdoor as suggested by Ofcom

No Smoking

Available After 15 December.

Viewing highly recommended!

#### Ground floor

**Lounge 3.73m x 3.94m (max) (12'03" x 12'11" (max))**

Radiator, fully carpeted, stairs to the first floor, door to the kitchen/diner, door to an under-stairs storage cupboard and a sealed unit double-glazed window to the front.

**Kitchen/Dining 2.49m x 3.94m (max) (8'2" x 12'11" (max))**

Fitted with a matching range of base and eye level units with worktop space over and a one and a half bowl sink unit with mixer tap with tiled splashbacks. Plumbing for an automatic washing machine, space for a fridge, built-in electric oven and a four ring gas hob with extractor hood over. Fully tiled flooring, sealed unit double-glazed window to the rear and a PVCu double-glazed French door to the garden.

#### First floor

##### Landing

Door leading to:

**Bedroom One 2.72m x 1.91m (max) (8'11" x 6'03" (max))**

Facing over the rear of the house, this single bedroom has a sealed unit double-glazed window, radiator, decorated in neutral decor and is fully carpeted.

**Bathroom 1.65m x 1.91m (max) (5'05" x 6'03" (max))**

Fitted with a three piece white suite comprising; panelled bath with a shower over the bath and a shower screen. There is also a pedestal wash hand basin, low-level WC extensively tiled walls and flooring, a heated towel ladder. and a sealed unit double-glazed window.

**Bedroom Two 3.51m x 3.94m (max) (11'06" x 12'11" (max))**

Overlooking the front of the house this double bedroom has neutral decor, has a storage cupboard with hanging rails, a radiator, is fully carpeted and has a sealed unit double-glazed window.

#### Exterior

##### Driveway

To the front of the property is an open-plan driveway providing off-street parking for two cars.

##### Garden

To the rear is an enclosed garden with a timber panelled fence to the boundaries.

#### 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 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 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.

#### Book A Viewing

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

Applications can be made by using the link below:

<https://www.emsleysstateagents.co.uk/renting/viewing-application-form>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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>.

10. We will then commence referencing, if required.
11. 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.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. We will hand you the keys to your New Home

#### Directions

From Rothwell proceed along Oulton Lane to the roundabout and turn right onto the A639. At the roundabout take the 2nd exit onto Methley Lane. Proceed onto Leeds Road and then onto Church Side. Turn right onto Watergate B6135. Take the 1st turning left into Pinders Green Drive where number 38 can be found indicated by the Emsleys To Let board.







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.

