



Lowther Drive | Swillington | LS26 8QG

£1,200 Per Calendar Month

Unfurnished three bedroom semi-detached house | Council tax banding C (Leeds city Council)  
EPC rating D | No smoking | No Deposit Scheme Offered/Reposit | Deposit £1384 | Broadband ADSL - Standard, Superfast & Ultrafast |  
Mobile Coverage - All operators good outdoor . EE & Vodafone variable indoor | Private Driveway | Available 21 August

**Emsleys** | estate agents



**\*\*\* UNFURNISHED \* THREE BEDROOM SEMI-DETACHED HOUSE \* DRIVEWAY & GARAGE \* ENCLOSED GARDEN\* POPULAR LOCATION LOCATION\*\*\***

This unfurnished three-bedroom semi-detached house is in a sought-after location close in the heart of Swillington and has good access for the M1 and M621 motorways. The house is well presented and comprises, to the ground floor; hallway, decent size lounge, kitchen, and conservatory/summer room. To the first floor there are two double bedrooms, a single bedroom, and a family bathroom with a shower over the bath. To the exterior are gardens front and rear with a large driveway for parking of two or more cars. A car port and a single garage

with power.  
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Available 21 August .

Viewing highly recommended!

Please Read "Book A Viewing"

## Ground floor

### Hallway

From the entrance door the hallway has solid oak wood flooring, a large storage cupboard and doors leading to:

### Lounge 6.71m x 3.58m (max) (22'39" x 11'09" (max))

This large lounge has a considerable size picture window to the front giving lots of light. Modern decor and solid oak wood flooring. Doors leading to:

### Kitchen 2.74m x 2.13m (max) (9'60" x 7'40" (max))

This modern high gloss kitchen in black and red is extensively tiled with wall and base level units. and has an electric range cooker, washing machine and freestanding fridge /freezer.

### Conservatory/Summer Room 2.13m x 2.13m(max) (7'86" x 7'99" (max))

From the lounge there is a conservatory/summer room that adds extra living space, has tiled flooring and a radiator.

## First Floor

### Bedroom One 3.05m x 2.74m (max) (10'87" x 9'91" (max))

This double bedroom overlooks the rear garden and has modern decor and laminate flooring.

### Bedroom Two 3.35m x 3.63m (max) (11'27" x 11'11" (max))

This double bedroom overlooks the front of the house and has modern decor and laminate flooring.

### Bathroom 1.52m x 2.13m (max) (5'33" x 7'44" (max))

Having a modern white suite with wash-hand basin mounted on a vanity unit, W.C, panelled bath with electric shower over and shower screen, heated towel rail and being extensively tiled.



### Bedroom Three 2.13m x 1.83m (max) (7'32" x 6'34" (max))

Facing over the front of the house, this single bedroom makes an ideal nursery or study.

## Outside

To the front of the house is a gated driveway that has room for parking many cars and a carport.

To the rear is an enclosed garden laid to lawn with a patio area and private seating area.

## Garage

This single garage has power and can be used for storage.

## 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 any other property, please complete our online application form via our website.

You only need to submit this form once; it will cover all the properties you are interested in.

## 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.



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.

