



1, Chapel Lane | Kippax | LS25 7HA

£775 Per Calendar Month

Unfurnished Two bedroom first floor apartment | EPC Rating C | Deposit E894 | No Deposit Scheme Offered/Reposit | Council Tax Band B |
Broadband, ADSL : standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoor EE & Vodafone are "Likely".
Outdoors All operators Likely as suggested by Ofcom | No smoking | Available Now.

Emsleys | estate agents



***** NEWLY DECORATED *TWO BEDROOM FIRST FLOOR APARTMENT * DOUBLE-GLAZED WINDOWS * ELECTRIC PANEL HEATERS * GOOD SIZED FITTED KITCHEN WITH OVEN & HOB * SHOWER ROOM * COMMUNAL GARDENS & PARKING *****

This unfurnished first floor apartment, located just off the High Street in Kippax, and overlooks the pretty church grounds to the side. The property offers good sized accommodation, which is ideal for a number of renters, and is situated in a small tucked away development. The accommodation briefly comprises: Communal entrance with stairs leading to the first floor landing, private entrance hallway, lounge with views over the church grounds, fitted kitchen with ample cupboard space and built-in oven and hob with an extractor above, shower room with a modern white suite with shower cubicle, and two bedrooms - one double and one generous single. There is a communal garden to the rear of the building, and communal off-road parking to the front.

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Deposit £894

No Deposit Scheme Offered/Reposit

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

Please read BOOK A VIEWING

Ground floor

Communal Hallway

Intercom entry point, stairs leading to the first and second floors.

First floor

Private Entrance Hall

Telephone entry system, door to an airing cupboard and doors to:

Lounge 4.01m x 3.38m (13'2" x 11'1")

Newly decorated and fully carpeted.

Double-glazed window to the rear, double-glazed window to the side, wall mounted electric two panel heater and open-plan to:

Fitted Kitchen 3.07m x 2.59m (10'1" x 8'6")

Newly decorated.

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink unit with a single drainer and mixer tap, tiled splash-backs, space for a fridge/freezer, washing machine, tumble dryer, built-in electric oven, built-in ceramic hob with extractor hood over and a double-glazed window to the side.

PLEASE NOTE THAT THE WASHING MACHINE AND TUMBLE DRYER WILL NOT BE REPAIRED OR REPLACED IF THEY BREAKDOWN.

Shower Room

Newly decorated.

Fitted with a three piece suite comprising; shower cubicle with a 'drencher style' shower head and an additional hand shower attachment, pedestal wash hand basin, low-level WC with hand shower. Shaver point, extractor fan, wall mounted mirror, full height ceramic tiles to all walls and a double-glazed window to the front.

Main Bedroom 3.12m x 2.41m (10'3" x 7'11")

Newly decorated.

Double-glazed window to the side and a wall mounted electric panel heater.

Bedroom Two 2.46m x 2.41m (8'1" x 7'11")

Newly decorated.

Double-glazed window to the side and electric panel heater.

Outside

There is communal off-road parking to the front. To the rear, there is a communal garden area.

Views to the rear over the church yard.

No Deposit Scheme Offered/Reposit

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.

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

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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.

