



Cawdel Way | South Milford | LS25 5NT

£900 PCM

UNFURNISHED MID-TOWN HOUSE | TWO BEDROOMS | Council Tax Band B | EPC Rating C | Deposit £1038 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy | No Smoking | Broadband ADSL | standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for all operators other than Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom | Available Mid September.

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UNFURNISHED MID-TOWN HOUSE* TWO BEDROOMS* MODERN KITCHEN AND BATHROOM* VILLAGE LOCATION * EASY TO MAINTAIN GARDENS

Tucked away in the corner of a cul-de-sac this well-presented two bedroom end town house is situated in the popular village of South Milford on the eastern outskirts of Leeds. In brief the internal accommodation comprises of hallway leading to a lounge and recently fitted kitchen/diner. Upstairs the first floor landing has newly fitted bathroom with electric shower over a corner bath and two bedrooms. One with a bank of wardrobes. Outside there are easy to maintained tiered garden and shed. The property benefits from gas central heating and double glazing. The is ample on street parking to the rear and front of the house.

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EPC Rating C

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Available Mid-September

A MUST VIEW HOUSE.

Read "Book A Viewing"

Hallway

From the front entrance the hallway has door to a storage cupboard and stairs leading to first floor.

Door to:

Lounge 3.05m x 3.96m (max) (10'84" x 13'41" (max))

The lounge faces over the front of the house. With neutral decor and fully carpeted.

Ornamental fireplace with feature brick built mantelpiece.

Kitchen/Dining 3.96m x 2.13m (max) (13'47" x 7'14" (max))

Modern kitchen/dining with neutral decor and vinyl flooring.

High and low units with worktops over.

Electric oven and induction hob with extractor over.

Space for a fridge/freezer and plumbing for a washing machine.

First Floor

First floor landing. Neutral decor and fully carpeted.

Storage cupboard. Doors to:

Bedroom One 3.35m x 2.44m (max) (11'66" x 8'16" (max))

Facing over the front of the house this large single bedroom has neutral decor and is fully carpeted.

The room benefits from a bank of wardrobes and a further large storage cupboard.

Bedroom Two 3.66m x 2.44m (max) (12'56" x 8'12" (max))

Facing over the front of the house this double bedroom has neutral decor and is fully carpeted.

Bathroom 1.52m x 2.46m (max) (5'46" x 8'01" (max))

Modern fitted white bathroom suite with vinyl flooring and extensively tiled.

W.C , wash-hand basin and corner bath with electric shower over.

Outside

To the front is a small patio garden area and path leading to the front door.

To the rear is a tiered garden with flags and pebbles for ease of maintenance.

Storage shed.

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 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

No Deposit Scheme/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.





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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.

