



Spibey Lane | Rothwell | LS26 0NW

£1,850 PCM

Part-Furnished Four Bedroom Detached House | Council Tax Band D (Leeds City Council) | EPC Rating D | Deposit £2134 6 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy No Smoking | A small pet will be considered with an increase in rent of £20 per month | Broadband ADSL, standard, & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for 02 indoors, outdoors all networks "Likely" as suggested by Ofcom Available Beginning of October

Emsleys | estate agents



Stunningly Presented \*Part -furnished Four Bedroom Detached House \* Popular Location\* Modern Fittings & Open Plan Family Room /Kitchen \* Purpose Built Office to the Rear Gardens\* Gardens Front & Rear\* Driveway\*

A rare opportunity to rent this immaculate four-bedroom part- furnished detached house, close to the Town Centre. The houses comprise: ground floor hallway, a guest W.C with a utility area fantastic open plan living/kitchen area, ideal for modern family living, a formal lounge and double bedroom. To the first floor are; a large double bedroom with en-suite, a modern four piece bathroom suite, a single bedroom and a further double bedroom. To the front of the house is an easy to maintain garden and driveway and to the rear is an enclosed rear with a large patio area and lawn. There is also a purpose built office, ideal for home working. One of the highlights of this property is the modern décor and fittings throughout providing a touch of luxury.

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A MUST VIEW HOUSE.

Read " Book A Viewing"

### Hallway

The front door leads to an hallway with feature seating area under the stairs.

A staircase leads to the first floor and doors lead to:

### Bedroom One

To the ground floor, this double bedroom has laminate flooring and neutral décor.

### Guest W.C/ Utility Room

This well designed space has a work top and units, a inset sink and W.C.

Under counter is the washing machine and dryer.

### Family Room

This large family area, has neutral décor and laminate flooring throughout.

There are two storage cupboards; one housing the gas central heating boiler.

The room is very light benefitting from floor to ceiling window panela and patio doors that lead to the rear garden.

Modern lighting and a feature fire inset into the chimney breast provides a lovely ambience for relaxing.

### Kitchen Area

The kitchen area has a modern kitchen with high and low gloss units and central island.

There is a built in electric oven and microwave, induction electric hob with cooker hood and dishwasher.

### Formal Lounge

The elegant formal lounge stretches from the front to the rear of the house.

It has neutral décor and fully carpeted in cream carpet.

There are two window and PVCu patio door giving the room lots of light.

### First Floor

#### Main Bedroom

This large bedroom has neutral décor and is fully carpeted.

To the eaves are useful storage cupboards with an open walkway leading to a modern and luxurious en-suite shower room.

#### En-suite Shower Room

This extensively tiled shower room has modern fitting.

There is a W.C, wash hand basin inset into a vanity unit and features a walk in shower.

#### Bedroom Two

Overlooking the rear garden , this double room has modern décor and is fully carpeted,

#### Bedroom Three

With Velux windows this single bedroom has neutral décor and is fully carpeted.

#### Family Bathroom

This good size deluxe modern four-piece family bathroom is extensively tiled and has modern fittings.

With a white W.C and wash hand basin is inset into a vanity unit and

A free-standing bath gives the room a luxurious feel along with the walk-in shower cabinet.



### Outside

To the front is a low maintenance garden and driveway for parking of two or more cars.

To the rear is an enclosed garden, laid mainly to lawn with a lavender border.

### Office

To the rear is a purpose-built office, ideal for home working.

### Pets

A small pet will be considered with an increase in rent of £20 per month.

### 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! - <https://reposit.co.uk>

\*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy. 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!

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### 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 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.

### 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 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. 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.



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.

