



Marlowe Court | Garforth | LS25 1PR

£1,250 PCM

Unfurnished | Three bedroom mid-townhouse | Council Tax Band B | EPC rating D | Deposit £1442 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy | No Smoking | Broadband Ads | standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for O2 and Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom | Private Driveway | Available Beginning of September..

Emsleys | estate agents



***UNFURNISHED. SPACIOUS MID-TOWN HOUSE. THREE GENEROUS BEDROOMS. CONSERVATORY TO THE REAR. 5 MINUTES WALKING DISTANCE TO THE STATION. LOVELY MODERN KITCHEN. ENCLOSED REAR GARDEN. OFF-ROAD PARKING & GARAGE ***

Located in this extremely convenient location just a short walk from the local railway station, this unfurnished lovely three bedroom mid-town house offers gas central heating and PVCu double-glazing. The house includes a PVCu conservatory and modern fixtures and fittings and in brief comprises; front entrance porch, lounge, separate dining room, a modern fitted kitchen and a rear conservatory. Upstairs there are three bedrooms off the landing as well as a modern bathroom with a white suite. Outside is an enclosed garden to the rear, a drive to the front offering off-road parking and a single garage located in a block to the rear.

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A MUST VIEW HOUSE.

Read "Book A Viewing"

Porchway

The property is entered by a front porchway with door to:

Lounge (Reception) 3.38m x 4.75m (max) (11'1" x 15'7" (max))

Living flame effect gas fire with modern surround and marble effect inset and hearth, radiator, laminate flooring, dado rail, coving to the ceiling, door to a built-in under-stairs storage cupboard. PVCu double-glazed window to the front, stairs leading to the first floor and a double door to:

Dining Room 3.12m x 2.87m (max) (10'3" x 9'5" (max))

Radiator, laminate flooring, coving to the ceiling, door to the kitchen and double-glazed sliding patio doors to;

Kitchen

Fitted with a matching range of modern beech effect fronted wall and base level units with drawers and contrasting acrylic round edged worktops. One and a half bowl stainless steel sink unit with single drainer and a ceramic tiled surround. Built-in electric oven and four ring gas hob with extractor hood over, wall mounted concealed gas boiler serving heating system, plumbing for an automatic washing machine and space for a freestanding fridge/freezer. Ceramic tiled flooring and a PVCu double-glazed window to the rear.

Conservatory

PVCu double-glazed construction with poly-carbonate roof and power and light connected. Laminate flooring and PVCu double-glazed entrance door to the garden.

First floor

Bedroom One 2.77m x 3.66m (max) (9'1" x 12' (max))

Fitted wardrobes with sliding doors, hanging rails, shelving and overhead storage. Radiator, coving to the ceiling and a PVCu window to the rear.

Bedroom Two 3.35m x 2.67m (max) (11' x 8'9" (max))

Double door to a built-in double storage cupboard with hanging space and shelving and a PVCu double-glazed window to the front.

Bedroom Three 3.18m x 1.96m (max) (10'5" x 6'5" (max))

Radiator, coving to the ceiling and PVCu double-glazed window to the rear.

Bathroom

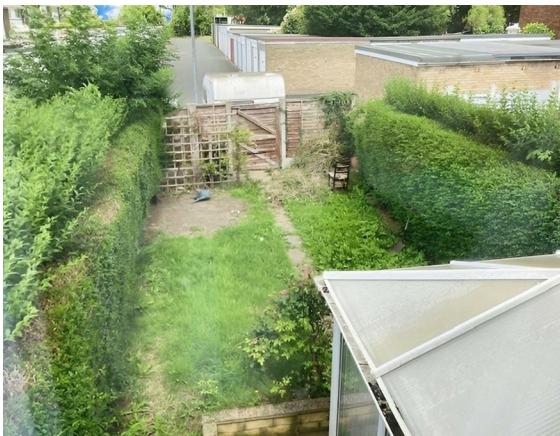
Fitted with a three piece modern white suite comprising; panelled bath with a 'Triton' electric shower over and glass screen, pedestal wash hand basin and low-level WC. Full height ceramic tiling to two walls, double door to a storage cupboard, heated towel rail and PVCu frosted double-glazed window to the front.

Garden

Front garden with mixed shrubs and trees and driveway providing off-road parking. Enclosed rear garden with paved patio, lawn area and flower borders. Central foot path leading to a rear pedestrian gate, timber fencing and hedge to the rear and sides and a timber garden shed.

Garage

Single garage in a block of garages to the rear.



Directions

Leave Garforth on Main Street and at the top turn right on to Aberford Road. After a short distance turn right on to Station Fields and follow the road round to the right before turning left on to Marlowe Court where the property can be identified on the left hand side by our Emsleys To Let board.

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 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 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:

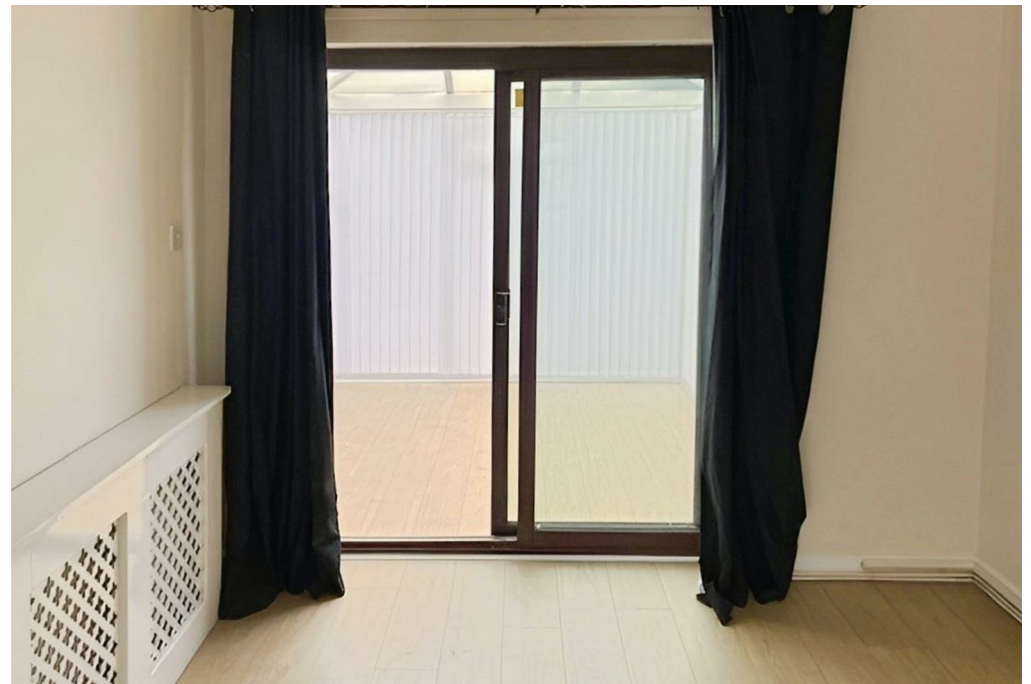
<https://www.gov.uk/private-renting/document-checks>.

- 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.
- You will need to transfer the remaining rent and /or deposit to us 24 hours before 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.



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.

