



Great North Road | Micklefield | LS25 4AQ

£999 PCM

Unfurnished | Three double bedroom townhouse | EPC Rating C | Council Tax Band C | Deposit £1152
No Deposit Scheme Offered/ Reposit | Minimum 12 months tenancy | Mobile Coverage - Indoor 02 "Likely". Outdoor, all main operators "Likely" as suggested by
Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | Minimum 12 months tenancy | No smoking | Available After 12 July.

Emsleys | estate agents



WELL PRESENTED * THREE DOUBLE BEDROOMS * UNFURNISHED * MID-TERRACE TOWNHOUSE * GOOD COMMUTER LINKS * GARAGE

This three bedroom mid-terrace townhouse is offered unfurnished. The property benefits from neutral décor throughout and features gas central heating and double-glazing. Ideally situated for access to the A1M and a local train station to York and Leeds. The accommodation comprises to the ground floor; entrance hallway, storage cupboard, cloakroom and W.C with wash hand basin. To the first floor is a lounge with views over fields and a dining/kitchen with wall and base level units, tiled splashbacks and access to the rear garden. To the second floor are three double bedrooms, the master has built-in wardrobes and a house bathroom with a three piece suite and shower over the bath. To the outside there is a driveway for off-road parking, a garage and to the rear, an enclosed fully flagged garden.

EPC Rating C

Council Tax Band C (Leeds City Council)

Deposit £1152

Minimum 12 months tenancy

Mobile Coverage - Indoor 02 "Likely". Outdoor, all main operators "Likely" as suggested by Ofcom.

Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom

A pet considered with an increase in rent of £20 per month

No smoking.

Available After 12 July

Please Read Book A Viewing

VIEWING HIGHLY RECOMMENDED

Ground floor Hallway

The property is entered via steps to the front door and into the ground floor hallway with a staircase to the first floor and door leading to:.

Guest WC

Ground floor cloakroom with a WC and wash hand basin.

First floor

Lounge (Reception) 2.95m x 4.85m (max) (9'8" x 15'11" (max))

Situated on the first floor with neutral decor, laminate flooring and views across fields to the front of the property.

Kitchen/Diner 2.59m x 3.12m (max) (8'6" x 10'3" (max))

To the first floor the kitchen/diner has modern white wall and base level units, an electric oven, gas hob, washing machine and space for a fridge/freezer. Laminate flooring, tiled splashbacks and a door to the rear garden.

Second floor

Bedroom One 2.97m x 4.95m (max) (9'9" x 16'3" (max))

To the second floor the master bedroom has built-in wardrobes, is fully carpeted and has views to the front.

Bedroom Two 2.49m x 2.08m (max) (8'2" x 6'10" (max))

Situated to the second floor this double bedroom faces over the rear of the property, is fully carpeted and has neutral décor.

Bedroom Three 2.49m x 2.79m (max) (8'2" x 9'2" (max))

Situated on the second floor this double bedroom faces over the rear of the property and is fully carpeted with modern décor.

Bathroom 1.78m x 1.91m (max) (5'10" x 6'3" (max))

Situated to the second floor, the family bathroom has a white three piece suite, a shower over the bath and is extensively tiled.

Garden

To the front of the property is a driveway for off-road parking and a small garden area. To the rear is an enclosed garden laid to flags for easy maintenance.

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.

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 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.

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
 2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.
- Applications can be made by using the link below:

<https://www.emsleystateagents.co.uk/renting/viewing-application-form/>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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>.

10. We will then commence referencing, if required.
11. 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.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. We will hand you the keys to your New Home

Directions

From the Garforth office, proceed along Main Street and at the traffic lights turn right on to Aberford Road. Continue along, to the small roundabout and proceed straight ahead. At the next roundabout, take the second exit, sign posted Lotherton Hall. Proceed along, at the 'T' junction turn right and follow the road into Micklefield Village. Where number 203 can be found on the right hand side indicated by the Emsleys To Let board.





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.

