



Raylands Way | | LS10 4AH

£1,200 PCM

Unfurnished Three Semi-Detached House | EPC Rating D | Council Tax Banding A (Leeds City Council) | No smoking | Minimum 12 months Tenancy | Deposit £1384 | No Deposit

Emsleys | estate agents

*** UNFURNISHED* SEMI-DETACHED HOUSE * WELL PRESENTED * MODERN DECOR & FITTINGS * THREE BEDROOM * PRIVATE DRIVEWAY * ENCLOSED GARDEN***

We are pleased to offer for rent this modern, well-presented semi-detached.

The house comprises of one sizeable reception room. Decent size modern kitchen with integrated appliances. A side passageway adds additional storage area and guest W.C. To the first floor are two double bedroom, a single bedroom and modern bathroom. Externally is a front garden and driveway and to the rear is an enclosed good size rear garden laid to lawn.

One of the greatest assets of this property is its location. It is ideally situated close to both public transport links and nearby schools, offering a perfect blend of convenience and community.

EPC Rating D

Council Tax Banding A (Leeds City Council)

No smoking

Minimum 12 months Tenancy.

Deposit £1384

No Deposit Scheme/Reposit offered.

Broadband ADSL: standard, superfast and ultrafast available as suggested by Ofcom.

Mobile coverage - All Operator "Likely " both indoor & outdoor as suggested by Ofcom

Available 1 October

Viewing highly recommended!

Please see Book A Viewing

Hallway

The front door opens into the hallway with doors to:

Lounge/ Dining 3.30m x 5.49m (max) (10'10" x 18'42" (max))

This good size room has modern decor, modern laminate flooring and PVCu composite doors leading to the rear garden.

Kitchen 3.66m x 2.74m (max) (12'30" x 9'89" (max))

This good size kitchen has laminate flooring and tiled splashbacks to match the works tops and high and low units.

An electric oven with gas hob and extractor over.

Integrated washing machine, dishwasher, and fridge/freezer.

A large pantry for additional storage and door to:

Side hall/storage area

This side hallway adds further storage space.

Guest W.C 1.22m x 0.61m (max) (4'95" x 2'61" (max))

Modern design and extensively tiled. W.C and wash-hand basin.

First Floor

A good size landing has door leading to:

Bedroom One 2.44m x 3.05m (max) (8'56" x 10'56" (max))

This double bedroom faces over the rear of the house.

Modern decor and fully carpeted.

In built storage cupboard.

Bathroom 1.68m x 2.13m (max) (5'06" x 7'63" (max))

This modern bathroom is extensively tiled.

White W.C, wash-hand basin, panelled bath, and modern shower with double shower heads over.

Glass shower screen.

Bedroom Two 2.74m x 3.05m (max) (9'14" x 10'40" (max))

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

Freestanding double mirrored wardrobe.

Bedroom Three/ Study 1.83m x 1.83m (max) (6'26" x 6'18" (max))

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

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.

Exterior

To the front is a front garden with hedges and private driveway.

To the rear is an enclosed rear garden laid to lawn.

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.

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.emsleysestateagents.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





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.

