



Selby Road | Halton | LS15 7TB

£1,050 PCM

UNFURNISHED | TWO BEDROOM SEMI- DETACHED HOUSE | EPC Rating D Council Tax Banding B (Leeds City Council) Broadband: standard, superfast, ultrafast

Emsleys | estate agents



***UNFURNISHED * NEWLY DECORATED * NEW KITCHEN * NEW BATHROOM * TWO BEDROOM
SEMI-DETACHED * SPACIOUS ROOMS * LARGE DRIVEWAY* POPULAR LOCATION***

This two bedroom semi-detached property is offered unfurnished and available now. The property features gas central heating and double-glazing. The house has recently been refurbished and has a had a new kitchen and bathroom fitted along with new flooring and carpets. The accommodation comprises to the ground floor; dining/kitchen and lounge. To the first floor there are two double bedrooms and a bathroom with a white three piece suite. To the outside there is a large gated driveway to the front and side and an enclosed lawn garden to the rear. Close to local schools and amenities in Halton and Crossgates.

EPC Rating D

Council Tax Banding B (Leeds City Council)

Broadband: standard, superfast, ultrafast available as suggested by Ofcom

Mobile Coverage: "Likely" indoor and outdoors all networks.

Deposit £1211

No Deposit Scheme Offered/Reposit

Minimum 12 month tenancy

No Smoking

Available Now

Must View Property!

Please Read "BOOK A VIEWING"

Hallway

From the front entrance door , the hallway has stairs leading to the first floor and door to:

Lounge (Reception)

Newly decorated in neutral decor, new laminate flooring, new electric fire and mantelpiece, and a bay window.

Dining/kitchen

Newly fitted modern fitted kitchen with laminate flooring, wall and base level units, tiled splashbacks, electric oven, gas hob, chrome extractor hood.

Plumbing for a washing machine and space for a fridge/freezer.

First floor

Bedroom One

Over looking the rear garden, this double bedroom has been newly decorated and has new carpets.

Ornamental feature fireplace.

Bedroom Two

Over looking the front of the house, this newly decorated double bedroom has two windows allowing lots of light.

Newly carpeted.

Bathroom

This newly fitted modern bathroom has a W.C, wash-hand basin upon a vanity unit , panelled bath with hand shower fitted.

Heated towel ladder.

Outside

To the front is a gated brick block driveway with parking for at two or more cars.

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

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

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.

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.

Directions

From our Crossgates office turn left onto the A6120. Turn right onto Baronsmead then left onto Knightshill. Turn right onto the A63 where the property can be identified by our 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.

