



Church Place | Garforth | LS25 1JE

£1,150 PCM

UNFURNISHED | THREE BEDROOM END TERRACE | EPC rating C | Council Tax Band C | Deposit £1326
No Deposit Scheme Offered/Reposit | Minimum 12 month tenancy | Broadband Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile: Indoor, O2 "likely" & Outdoor all operators "Likely" a suggested by Ofcom | Unrestricted on street parking | Available 19 July

Emsleys | estate agents



*** UNFURNISHED * CLOSE TO THE TOWN CENTRE ** MODERN THREE BED END TERRACE ** MODERN DECOR & FITTINGS ** ENCLOSED GARDEN ** UNRESTRICTED ON-STREET PARKING * EPC RATING C***

This three-bedroom end terrace house features PVCu double-glazing and gas central heating. The property is well presented with modern decor and fittings. Comprising to the ground floor: Hallway leading to kitchen/dining with breakfast bar and storage pantry, lounge with doors leading to the rear garden. To the first floor there are three bedrooms one double and two single. (Two with fitted wardrobes.) There is a decent modern bathroom with a shower over the bath. To the front is a gated yard with a storage shed and to the rear is an easy to keep garden with a further storage shed. To the front is un-allocated on-street parking and a small grassed common.

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Available 19 July

Read Book A Viewing.

Viewing highly recommended

Ground floor

Hallway

The house is entered via an enclosed front courtyard with a storage shed.

The front door leads to an internal hallway with two large cupboards: one housing the central heating boiler. Doors lead to:

Kitchen/Dining 3.66m x 2.74m (max) (12'72" x 9'45" (max))

This modern high gloss kitchen has high and low units and worktops over, a built-in double electric oven, electric hob with cooker hood over, space for a fridge/freezer and plumbing for a washing machine. There is a useful breakfast bar and stool, laminated flooring, tiled splashbacks and to the rear is a large storage pantry.

Lounge 3.05m x 4.57m (max) (10'34" x 15'77" (max))

The lounge spans the rear of the property and has neutral décor and laminate flooring. There is a master 'Openreach' point to the room and the picture window and there is a door leading to the rear garden.

First Floor

From the hallway the stairs lead to the first floor landing which has built-in storage cupboards and doors leading to:

Bedroom One 2.74m x 1.83m (max) (9'50" x 6'62" (max))

Overlooking the rear garden, this single bedroom has neutral décor and is fully carpeted.

Bedroom Two 3.05m (to wardrobe) x 2.44m (max) (10'46" (to wardrobe) x 8'88" (max))

Overlooking the rear garden, this double bedroom has neutral decor and is fully carpeted. To one wall is a fitted wardrobe.

Bathroom 1.52m x 2.44m (max) (5'73" x 8'70" (max))

This decent size, modern and fully tiled bathroom has a low level W.C, wash hand basin inset into a vanity unit and panelled bath which has a shower with two shower heads over and a glass shower screen. To the wall is a heated towel ladder.

Bedroom Three 3.96m x 1.83m (max) (13'72" x 6'53" (max))

Overlooking the front of the house, this large single bedroom has neutral decor, is fully carpeted and has a built-in fitted cupboard with hanging rails to one wall.

Parking & Gardens

To the front of the property is a small, enclosed courtyard with a storage shed and a pathway leading to the rear.

To the rear is an enclosed easy to maintain garden with a small area of lawn to the centre and a further shed for more storage.

To the front of the property is a grassed common and parking area.

There are no parking restrictions.

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.

No Deposit Scheme Offered/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.emsleysstateagents.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.

