



Westerton Road | Tingley | WF3 1NS

£895 PCM

Unfurnished Two Bedroom End Terrace | EPC Rating D | Council Tax Band A (Leeds City Council) | No Smoking | Deposit £1032 | Minimum 12 months tenancy. Broadband ADSL Standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage: All operators Good both in and outdoor, as suggested by Ofcom | Available Now

Emsleys | estate agents



Unfurnished Two Bedroom End Terrace * Newly Decorated * Kitchen/Dining & Utility Area * Low Maintenance Enclosed Rear Garden * Parking & Single Garage ***

We are proud to present this newly decorated end terrace house, The home comprises a lounge, kitchen/dining room, utility and cellar. To the first floor are two bedrooms and decent size modern shower room. To the front is a small garden and to the rear a decent sized tiered garden laid to patio areas for ease of maintenance and a driveway and single garage.

Located within two miles are six Primary Schools and good Bus links to Leeds City Centre, Wakefield and Bradford and approximately two miles from Morley train station.

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Please read "Book A Viewing"

Hallway

From the external front door, the house opens into the hallway with stairs leading to the first floor and door to:

Lounge 4.27m x 3.66m (max) (14'27" x 12'47" (max))

From the hallway, this good size living room has been newly decorated and is fully carpeted.

An ornamental fireplace adds a focal point for the room.

Kitchen/Dining 4.27m x 3.05m (max) (14'86" x 10'60" (max))

This good size kitchen/ dining room is in an "L" shape.

The rooms have been newly decorated in neutral and there is a rear door from the dining room leading to the rear garden.

The kitchen has modern high and low units with work tops over.

There is an electric oven and five burner gas hob with cooker hood over.

Utility 2.13m x 1.22m (max) (7'53" x 4'62" (max))

From the dining area is the utility room with high and low units.

Plumbing for a washing machine and space for a dryer.

Cellar

From the dining room the cellar is accessed from the dining room and houses the utility supply meters. The cellar can be used for storage of non-perishable items.

Bedroom One 3.35m x 3.35m (to wardrobe) (11'40" x 11'39" (to wardrobe))

Overlooking the front of the house, this double bedroom has been newly decorated and is fully carpeted.

There is a double wardrobe and further storage cupboard with a hanging rail and gas central heating boiler.

Shower Room 2.13m x 1.83m (max) (7'40" x 6'16" (max))

This modern shower room has a W.C, Wash-hand-basin and walk-in shower cabinet.

A wall mounted medicine cabinet is useful or storage.

Bedroom Two 3.05m x 2.74m (max) (10'60" x 9'27" (max))

Overlooking the rear of the house, this double bedroom has been newly decorated and is fully carpeted.

Outside

To the front is a small garden area with gate that leads to the front door.

From the rear doorsteps lead to the rear is a good size enclosed garden with patio area.

Gates to the rear give access to a driveway and single garage.

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 Deposit).
- 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. (not applicable to this letting)
- Payment for utilities – such as gas, electricity, water, LPG or oil. (not applicable to this letting)
- Payment for a television licence. (not applicable to this letting)
- 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.emsleysstateagents.co.uk/renting/viewing-application-form/>

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- 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/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- 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.
- 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 on the morning of 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.If you wish to view the property, please use the link below and complete the application form:

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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.

