



Holmsley Lane | Woodlesford | LS26 8RY

£950 PCM

Unfurnished Two Double Bedrooms First Floor Apartment | EPC Rating C | Council Tax Band B (Leeds City Council) | Deposit £1096 | No Deposit Scheme Offered/Reposit | Minimum 12 Months

Emsleys | estate agents

*****POPULAR LOCATION * UNFURNISHED * NEWLY DECORATED* TWO DOUBLE BEDROOMS * MODERN FIRST FLOOR APARTMENT*****

This first floor apartment is offered unfurnished. The property has neutral décor throughout and benefits from gas central heating, double-glazing and an allocated parking space. The accommodation briefly comprises; hallway, open-plan living area with a modern fitted kitchen,, two double bedrooms and a bathroom with a three piece suite and shower over the bath. Externally there are communal gardens, allocated parking for one vehicle, visitors parking and entry phone access. Close to Woodlesford train station and bus services, easy access to the M1, A1 and M62.

EPC Rating C

Council Tax Band B (Leeds City Council)

No smokers.

Deposit £1096

No Deposit Scheme Offered/Reposit

Minimum 12 Months Tenancy

Mobile Coverage: Indoor EE ,02 & Three Likely | Outdoor All main operators available as suggested by Ofcom.

Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom

Available Now

Viewing highly recommended.

Please Read " BOOK A VIEWING"

Entrance Hall

Providing doors to all accommodation, radiator, wooden flooring, door to storage cupboard,

Living Kitchen 6.17m (20'3") X 4.85m (15'11")

Fitted with a matching modern range of cream base and eye level units with black granite worktop space over , one and a half bowl integrated sink unit with drainer, space for fridge/freezer, new washer/dryer, fitted electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed bay window to front aspect, PVCu double glazed window to front aspect, two radiators, wooden flooring, six ceiling spotlights.

Bedroom 2 3.79m (12'5") Max X 2.59m (8'6")

PVCu double glazed window to rear aspect, radiator.

Main Bedroom 3.98m (13'1") X 3.80m (12'6")

PVCu double glazed window to rear aspect, radiator.

Bathroom

Fitted with three piece white suite comprising white deep panelled bath with glass shower screen, pedestal wash hand basin with fitted shower over and low-level WC, radiator, tiled with four ceiling spotlights, door to bathroom storage cupboard.

Exterior

To the front, there is an enclosed landscaped garden, made up of a series of small lawned areas with established shrubs to borders and pathways to and from the building. there is also an allocated parking space provided with the apartment.

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

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 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.





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.

