



Temple Row | Colton | LS15 9HS

£995 PCM

Unfurnished | Two bedroom Mid townhouse | EPC Rating C | Council Tax Banding C. (Leeds City Council) | Deposit £1148 | No Deposit Scheme Offered/Reposit | Minimum 12 months tenancy
No smoking | Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom |
Mobile Coverage "Likely" for EE & Vodafone indoors and all networks outdoor as suggested by Ofcom | Garage & Off Street Parking | Available end of January

Emsleys | estate agents

MID-TERRACE TOWN HOUSE * SOUGHT AFTER LOCATION * TWO BEDROOMS * GARDEN * GARAGE

Situated in the sought after area of Colton and close to amenities and commuter routes, this mid-terrace part/ unfurnished property has modern décor and consists; two double bedrooms, a good size lounge, modern kitchen/diner with appliances and a bathroom with a shower above the bath. The property has double-glazed windows throughout and gas central heating. To the outside there is a low maintenance rear garden and a separate garage with off-street parking accessed via Temple Row Close. The property is presented in very good order and would suit a professional couple.

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Available Mid-January

VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Ground floor

Lounge (Reception) 4.27m x 2.74m (max) (14'30" x 9'44" (max))

Feature electric fire with surround, under-stairs storage cupboard, neutral decor and laminate flooring.

Kitchen/Diner 3.66m x 2.13m (max) (12'45" x 7'27" (max))

Modern wall and base level units with electric oven, gas hob, washing machine, fridge, dining table and minor kitchen items. Recently laid laminate flooring and tiled splashbacks.

First floor

Bedroom One 3.05m x 2.13m (max) (10'98" x 7'42" (max))

The main bedroom has a built-in wardrobe and chest of drawers, is neutrally decorated and has laminate flooring.

Bedroom Two 3.66m x 2.44m (max) (12'51" x 8'86" (max))

A double bedroom with a chest of drawers, free standing wardrobe and laminate flooring.

Bathroom 2.13m x 1.22m (max) (7'31" x 4'46" (max))

Modern white three piece bathroom suite with electric shower over the bath and an extensively tiled splashback.

Garden

The front garden is paved and has mature shrubs and plants. The rear has an enclosed garden which is easily maintained with mature shrubs, conifer trees and a patio area.

Garage

There is a single garage located to the rear, which is the centre one and off-street parking via Temple Row Close.

Directions

From our Crossgates turn left onto the A6120. At the roundabout take the 1st exit onto the A63 (signposted Ring Road, Selby). At the roundabout take the 3rd exit onto Stile Hill Way (signposted Oulton). Turn right onto Colton Road East, go past Temple Row Close and the property is located on the left hand side and can be identified by our Emsleys To Let Board.

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.

How to 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

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.





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.

