



Silkstone Way | | LS15 8TN

£1,300 Per Month

UNFURNISHED THREE BEDROOM LINK DETACHED HOUSE | EPC Rating TBC | Council Tax Banding D |
Deposit £1500 | No Deposit Scheme Offered/Reposit | No smoking | Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested
by Ofcom. | Mobile Coverage All major operators "Likely" both indoor and outdoor as suggested by Ofcom | Available from the 19 September.

Emsleys | estate agents



UNFURNISHED * LINK DETACHED TOWN HOUSE * SOUGHT AFTER LOCATION * THREE BEDROOMS * GARDEN * GARAGE

Situated in the sought-after area of Crossgates, close to amenities and within a 5 minutes' walk of the railway station, this well-presented unfurnished house comprises; two double bedrooms ,one single bedroom, a modern bathroom to the first floor. To the ground floor is a good size lounge, a modern kitchen/diner, and rear conservatory provides further family living space. The property has double-glazed windows throughout and gas central heating. To the outside there is a small front garden and driveway leading to an integral single garage. To the rear is an enclosed garden with lawn and patio area.

EPC Rating tbc

Council Tax Banding D (Leeds City Council)

Deposit £1500

No Deposit Scheme Offered/Reposit

No smoking

Broadband: ADSL-- Standard Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage All major operators "Likely" both indoor and outdoor as suggested by Ofcom.

Available from the 19 September.

VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Hallway

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

Guest W.C 1.57m x 0.89m " (max) (5'02" x 2'11" (max))

The guest W.C has a wash hand basin and WC.

Lounge 3.96m " (not to the bay) x 3.35m (13'88" (not to the bay) x 11'99")

This decent size lounge has neutral decor and is fully carpeted.

A feature electric fire and modern mantelpiece give a focal point to the room.

Kitchen/Dining Room 2.74m x 5.05m (max) (9'82" x 16'07" (max))

This modern kitchen has high and low unit with worktops over.

The kitchen boasts an island workstation.

There is an electric oven and gas hob with cooker-hood over, dishwasher, washing machine and under-counter fridge.

Doors to the conservatory and garage.

Conservatory 3.05m x 4.57m (max) (10'70" x 15'40" (max))

The conservatory provides additional living space.

Electric panel heater.

First Floor

Bedroom One 2.74m x 2.44m (max) (9'48" x 8'75" (max))

Overlooking the front garden, this double bedroom has neutral decor and is fully carpeted.

Bedroom Two 3.66m x 2.13m (max) (measured to the wardrobe) (12'46" x 7'95" (max) (measured to the wardrobe))

Overlooking the rear garden, this double bedroom has neutral decor and is fully carpeted.

The room benefits from a built-in fitted wardrobe.

Bedroom Three 2.74m x 1.83m " (max) (9'44" x 6'86" (max))

Overlooking the front garden, this single bedroom has neutral decor and is fully carpeted.

The room would make an ideal office.

Bathroom 1.52m x 2.06m (max) (5'71" x 6'09" (max))

This modern extensively tiled bathroom in black and white has a W.C, wash-hand basin, panelled bath with shower over and hand shower to the taps.

Garage

This integral single garage has an up and over door.

The garage has power and internal shelving and is ideal for use as an additional storage area.

Outside

To the front is small garden with lawn and driveway leading to the garage.

To the rear is an enclosed with lawn and patio



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

To arrange a viewing, please complete our online application form via the website. You only need to submit this form once; it will cover all the properties you are interested in.

What Happens Next?

• Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

• Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

• After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 264 2642 lettings@emsleysestateagents.co.uk

Emслеys | estate agents

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.

