Wykebeck Mount | | LS9 0HW £1,100 PCM

Unfurnished Two Double Bedroom Semi-Detached House| Council Tax Band A (Leeds City Council)
EPC Rating D| Deposit £1269 | No Deposit Scheme Offered/Reposit |Broadband : ADSL. standard, & ultrafast available as suggested by Ofcom | Mobile: All operators good both indoor & outdoor as suggested by Ofcom | Available

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Unfurnished* Modern two double bedroom semi-detached* Modern decor * Corner Plot *Enclosed gardens * Driveway
This two double bedroom semi-detached house is very well presented with modern decor, kitchen and bathroom. The property benefits from gas central heating, double-glazed windows and sits on a corner plot with enclosed gardens to three sides and a driveway. Situated within easy access of the A64 and the city centre, the accommodation briefly comprises; lounge and kitchen/dining room with modern fittings. To the first floor are two double bedrooms and a modern bathroom with a walk-in shower cabinet.
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Mobile: All operators good both indoor & outdoor as suggested by Ofcom.
Available the end of April/beginning of May
Please Read " Book A Viewing"
Viewing highly recommended.

Hallway
Steps lead to the front door which opens to a hallway with door to:

Lounge 4.37m x 3.35m (max) (14'4" x 11'99" (max))
This good size lounge overlooks the front of the house.
Modern neutral decor and fully carpeted.
A feature multi-functional fire from the gas boiler or electric provides a focal point for the room.

Kitchen 4.57m x 1.52m (max) (15'42" x 5'70" (max))
This galley style kitchen has modern high and low units with work tops over.
Modern neutral decor and new vinyl flooring.
Electric oven and hob.
A washing machine, freestanding fridge/freezer and dishwasher are provided but will not be repaired or replaced if they break down.

First Floor
Stairs lead to the first floor landing with doors to:

Shower Room 1.52m x 1.52m (max) (5'77" x 5'73" (max))
This extensively tiled modern bathroom has a walk-in shower cabinet, W.C and wash-hand basin inset into a vanity unit.

Bedroom One 2.44m x 2.44m (max) (8'94" x 8'97" (max))
Overlooking the front of the house is a double bedroom with modern decor and is fully carpeted.
The room benefits from a built -in-wardrobe, cupboard housing the gas central heating boiler and further storage cupboard.

Bedroom Two 3.40m x 3.78m (max) (11'02" x 12'05" (max))
Overlooking the rear of the house, this double bedroom has been newly decorated.
Fully carpeted.

Outside
To the front and side are gardens with a patio area and laid mainly to lawn.
To the centre is a driveway for off street parking.
To the rear is paved area with two garden sheds for the tenant to use.

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 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.

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.

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/

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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.

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