



Templegate Avenue | Temple Newsam | LS15 0HD £1,450 PCM

UNFURNISHED | THREE BEDROOM DETACHED BUNGALOW | EPC Rating D | Council Tax E | Deposit £1673 | No Deposit Scheme Offered/Reposit | Minimum 12

Emsleys | estate agents



***** UNFURNISHED DETACHED BUNGALOW * WELL PRESENTED * FULLY CARPETED* MODERN KITCHEN * THREE DOUBLE BEDROOMS * DOUBLE GARAGE * SOUGHT AFTER AREA*****

This well-proportioned three bedroom detached bungalow benefits from gas central heating and double-glazing throughout. The property also boasts a double garage and driveway. The property is located within easy access of Templenewsmas House and grounds, good primary and secondary schools are within walking distance and amenities such as Halton Parade/Services/Doctors/Library & Supermarkets being close by and a bus route outside the property. The accommodation briefly comprises: Entrance hallway, three double bedrooms, bathroom, modern kitchen with appliances and a large 'L' shaped lounge with a dining area. There are well maintained gardens to the front and rear, driveway and double garage. The rent includes a gardener and window cleaner.

EPC Rating D

Council Tax E

Deposit £1673

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 all major networks both indoors and outdoors as suggested by Ofcom.

Available After 7 March

VIEWING HIGHLY RECOMMENDED

Please read **BOOK A VIEWING**

Entrance Hallway

From the front entrance door, the porch way has a useful large storage area and a door leading to:

Lounge / Dining 7.49m x 6.83m (max) (24'07 x 22'05" (max))

Large "L" shaped lounge/dining area which has been neutral decor and is fully carpeted. The room features a large picture window looking over the front garden and there is a modern electric fire, with surround. To the dining area are newly painted panelled walls.

Dining Area 3.40m x 2.44m (max) (11'02" x 8' (max))

The dining area over looks the rear garden. There are panelled walls and a newly laid carpet

Kitchen 3.78m x 2.72m " (max) (12'05" x 8'11 " (max))

Modern fitted kitchen with wall and base level units, laminate flooring and tiled splashbacks.

The kitchen appliances comprise; a newly installed electric oven and hob, a freestanding fridge/freezer, washing machine, slimline dishwasher and dryer.

Bedroom One 3.15m x 3.68m (max) (10'04" x 12'01" (max))

Overlooking the front garden, this large double bedroom has a freestanding wardrobe, fully carpeted and neutral decor.

Bedroom Two 3.94m x 3.33m (max) (12'11" x 10'11" (max))

Overlooking the side of the house this double bedroom has a fitted wardrobe, fully carpeted and neutral decor.

Bedroom Three 3.15m x 3.68m (max) (10'04" x 12'01" (max))

Overlooking the rear garden this double bedroom has neutral decor and is fully carpeted and there is a freestanding wardrobe for the tenants use.

Bathroom 1.75m x 2.08m (max) (5'09" x 6'10" (max))

Modern white three piece bathroom, extensively tiled with a low level W.C , pedestal wash hand basin and panelled bath with a modern double head shower over and shower screen.

Garden

Well maintained gardens to the front and rear with a driveway. The rent includes a gardener who will maintain the garden as required by the Landlord.

An external window cleaner is also included within the letting.

Garage 4.95m x 4.95m (max) (16'03" x 16'03" (max))

To the rear of the driveway is a double garage with power.

Directions

Leave Crossgates on Austhorpe Road and turn left onto Station Road. Follow the road up to Colton roundabout and take the third exit onto Selby Road passing the Brown Cow Public house. At the pedestrian lights turn left onto Temple Gate and proceed onto Temple Gate Green before turning left onto Templegate Avenue and following the road round to where the property 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 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! - <https://reposit.co.uk>

*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 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 (Paragraph)





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.

