



Aberford Road | Stanley | WF3 4NS

£975 PCM

Unfurnished Two Bedroom Mid Terrace | Brand New Refurbishment | EPC Rating C | Council Tax Band A (Wakefield) | No Smoking | Deposit £1125 | No Deposit Scheme Offered/Reposit | Minimum 12 months tenancy | Broadband ADSL Standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage: All operators Good as suggested by Ofcom | Available Now

Emsleys | estate agents

Unfurnished Two Bedroom Terrace * Brand New Refurbishment* New Decor, New Flooring, New Kitchen, New Bathroom* New Central Heating Boiler * Garden * Parking to Rear Available*

We are proud to present this newly refurbished mid terrace house, The home comprises a lounge, kitchen/dining room and to the first floor a generous double and a smaller single room and bathroom.

To the front is a small garden and to the rear an open garden with parking area and a outhouse provides storage.

Adjacent to Stanley Grove Primary & Nursery Academy and other schools the house has excellent public transport links close by.

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Available Now

Please read "Book A Viewing"

Lounge 3.05m x 3.66m (max) (10'80" x 12'85" (max))

The exterior front door with its feature stain glass window opens into the lounge.

Newly decorated and newly fitted carpets.

Feature electric fire.

Kitchen/Dining 3.35m x 3.66m (max) (11'67" x 12'36" (max))

This brand new kitchen diner has high and low units.

Brand new electric oven and hob with extractor above.

Plumbing for a washing machine.

New decor and flooring.

Door leads to the rear garden

First Floor

Stairs lead from the centre of the house to the first floor

Bedroom One 3.66m x 3.05m (max) (12'97 x 10'91 (max))

Overlooking the front of the house with views over allotments and beyond.

This good size double bedroom has newly fitted carpets and new decor.

A decent size fitted cupboard for storage.

Bathroom 2.44m x 1.52m;18.29m (max) (8'60" x 5;60" (max))

This brand new fitted bathroom has a W.C , wash-hand basin, panelled bath with shower over and glass shower screen.

Newly decorated and new modern flooring.

Bedroom Two 3.35m x 1.83m (max) (11'80" x 6'40" (max))

Overlooking the rear garden and views beyond.

This single bedroom has newly fitted carpets and new decor.

A decent size fitted cupboard for storage.

Exterior

To the front is a small walled garden with steps leading to the front door.

To the rear is a parking area that can be accessed by the shared roadway behind the row of cottages.

Across from the parking area is the open rear garden and outhouse that makes a useful storage area.

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. (not applicable to this letting)
- Payment for utilities – such as gas, electricity, water, LPG or oil. (not applicable to this letting))
- Payment for a television licence. (not applicable to this letting)
- 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/>

- 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.If you wish to view the property, please use the link below and complete the 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.