



Leicester Square | Crossgates | LS15 8FX

£1,195 PCM

UNFURNISHED TWO DOUBLE BEDROOM SEMI-DETACHED TOWNHOUSE | Council tax band B

Emsleys | estate agents



*****UNFURNISHED * WELL PRESENTED * ENERGY PERFORMANCE RATING B * TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE * MODERN FITTINGS & DECOR * POPULAR LOCATION*****

This well presented and recently built two-bedroom semi-detached house is offered unfurnished. The property benefits from PVCu double-glazing, gas central heating and has an EPC of B. The property briefly comprises; hallway, guest W.C open-plan living area with kitchen, utility room. To the first floor, are two double bedrooms and a modern family bathroom. There is a driveway with an electric charging point and a well maintained enclosed garden laid mainly to lawn and having a storage shed.

Close to the amenities of Crossgates and transport links to Leeds city centre, A1/M1 motorways.

EPC Rating B

Council Tax Band B

Mobile Coverage "Likely" for EE indoors and all networks outdoor as suggested by Ofcom

No Smoking

No Deposit Scheme Offered/Reposit

A pet considered at an additional 2% rent.

ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom

Deposit £1378

Minimum 12 months tenancy.

Available Now

*****Viewing highly recommended*****

Please read " BOOK A VIEWING"

Ground floor

Hallway

From the front door the hallway has neutral decor and is fully tiled.

Staircase leading to the first floor and doors lead to:

Guest W.C 1.22m x 1.52m (max) (4'99" x 5'33" (max))

From the hallway is the guest W.C which is fully tiled and has a low-level W.C, suspended wash-hand basin and a useful freestanding storage ladder.

Open-plan living area 5.28m x 4.27m (max) (17'04" x 14'41" (max))

From the hallway the house opens into an open-plan living area which has fully tiled floors, neutral decor and large glass patio PVCu doors leading to the rear garden.

Kitchen Area

To the right-hand side is a modern high gloss kitchen with wall and base level units with work tops over. An integrated dishwasher, built-in microwave, electric oven and a gas hob with an extractor over.

Utility Room

Off the living area is a small room with plumbing for a washing machine.

First Floor

Bedroom One 2.44m x 3.66m (max) (8'25" x 12'232 (max))

Facing over the rear garden this double bedroom has neutral decor, a fitted carpet and a built-in wardrobe to one wall.

Bedroom Two 2.44m x 4.27m (max) (8'61" x 14'38" (max))

This double bedroom overlooks the front of the house. The room has neutral decor and is fully carpeted.

Bathroom 1.83m x 1.83m (max) (6'67" x 6'35" (max))

This modern white bathroom suite has a low level W.C, suspended wash-hand basin, a modern bath with hand shower and waterfall shower over with a glass shower screen, is extensively tiled and has a heated towel ladder.

Driveway

To the front of the house is a tarmacadam driveway for off-road parking and an electric charging point.

Garden

To the rear of the house is a patio area and garden laid mainly to lawn. A storage shed is provided for the tenants 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 Reposit 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/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:

This can be used for all the properties you wish to view.

We have the attached property available.

<https://www.emsleysstateagents.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



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.

