



Monkswood Avenue | | LS14 1DH

£999 PCM

Unfurnished Two Double Bedroom Semi-Detached House | Council Tax Band A | EPC Rating D  
Minimum Term 12 months | No Deposit Scheme Offered /Reposit | Deposit £1152 | Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom |  
Mobile All major operators Likely both indoor and outdoors as suggested by Ofcom | No smoking | Available Now

Emsleys | estate agents

\*\*\*UNFURNISHED \* TWO DOUBLE BEDROOMS \* ENCLOSED GARDEN \* OFF-ROAD PARKING \* NEWLY DECORATED \*\*\*

This two-bedroom unfurnished semi-detached house has been newly decorated. Situated in the popular residential area and benefiting from gas central heating, PVCu double-glazed windows, enclosed gardens and close to local shops. In brief the accommodation comprises, entrance hall, through lounge and kitchen to the ground floor. Whilst upstairs a landing leads to two double bedrooms and bathroom with shower over bath. To the front and rear of the house are enclosed gardens with a shed.

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### Hallway

The hallway has stairs leading to the first floor and doors to:

### Kitchen 2.44m'15.85m x 1.83m (max) (8'52" x 6'81" (max))

The kitchen has feature brick walls, laminate flooring, and high and low units with worktops over.

Electric oven and hob.

A washing machine and fridge/freezer can be used by the tenant but will not be repaired or replaced by the Landlord if they break down.

### Lounge 5.49m x 3.05m (max) (18'70" x 10'34" (max))

This through lounge has been newly decorated and has laminate flooring.

There are two large windows giving the room lots of natural light.

### First Floor

#### Bedroom One 2.74m x 3.05m (max) (9'58" x 10'40" (max))

This double bedroom overlooks the rear garden.

Newly decorated and fully carpeted.

#### Bedroom Two 2.44m x 4.27m (max) (8'53" x 14'85" (max))

Overlooking the front garden, this double bedroom has been newly decorated and is fully carpeted.

The room benefits from two windows giving lots of light to the room, an open storage area and further storage cupboard.

#### Bathroom 1.80m x 2.13m (max) (5'11" x 7' (max))

This modern white bathroom suite has a wash-hand basin, W.C, panelled bath with electric shower over. Modern tiling and vinyl flooring.

### Exterior

The front gate leads to lawn gardens to three sides and a brick built shed gives additional storage.

### 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.

### Book A Viewing

Thank you for your enquiry regarding our rental properties.

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

### Viewing Application Form

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

### 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](mailto:PropertyManagement@emsleysestateagents.co.uk).





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.