

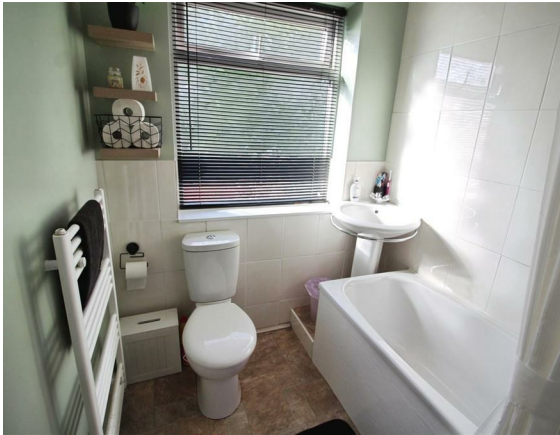


William Rise | | LS15 7JN

£1,300 PCM

Unfurnished Three Bedroom Semi-Detached | EPC Rating D | Council Tax Band C | No smokers
Deposit £1500 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile
Coverage Indoors, Vodafone, EE & Three likely". Outdoors all networks "Likely" as suggested by Ofcom | Available Mid- November.

Emsleys | estate agents



*** Unfurnished * Great Location* for commuting * Large kitchen/dining room* Three Bedrooms* Modern Decor & fitting* Gated Driveway* Single Garage.

This three bedroom semi-detached has modern decor and features PVCu double glazing and gas central heating. The accommodation comprises to the ground floor: Hallway, lounge, large dining kitchen. The modern fitted kitchen has high and low level units with an integrated dishwasher and plumbing for a washing machine and space for a fridge/freezer. To the first floor are two double bedrooms, the master bedroom has a bank of fitted wardrobes and a third single bedroom. There is modern bathroom with a panelled 3/4 bath with shower over, wash hand basin and a separate W.C. To the front is a gated driveway and small garden and to the rear is a large patio garden with lawn. A single garage is located to the rear of the driveway.

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Available Mid November

Viewing recommended.

Please Read "Book A Viewing"

Viewing is highly recommended to truly appreciate the accommodation on offer.

Hallway

The front door leads into the hallway with stairs leading to the first floor and doors to:

Lounge 3.96m x 3.66m (max) (13'47" x 12'12" (max))

The lounge has modern decor and is fully carpeted.

The room features a log burner inset into the chimney breast.

Kitchen/Dining 5.49m x 3.96m (max) (18'87" x 13'27" (max))

This large and extended kitchen. dining room makes a great family room.

Modern high and low units, tiled splashbacks and vinyl flooring.

There an electric oven and gas hob. Integrated dishwasher, space for a fridge/freezer and plumbing for a washing machine.

Plenty of space for a 6 seater dining table.

Large storage cupboard.

Wall bracket for a TV.

Door to the rear garden.

Bedroom One 2.74m x 2.44m (max) (9'63" x 8'86" (max))

Overlooking the rear garden, this double bedroom and modern decor and is fully carpeted.

Bedroom Two 4.27m x 2.74m (max) (14'86" x 9'32" (max))

This decent size double bedroom has modern decor and a bank of modern fitted wardrobes.

Bedroom Three 2.13m x 1.52m (max) (7'79" x 5'26" (max))

This single bedroom overlooks the front of the house.

Modern decor and fully carpeted.

Built in wardrobe.

Bathroom 1.83m x 1.52m (max) (6'56" x 5'54" (max))

This modern bathroom is extensively tiled with a 3/4 bath and shower over.

Glass shower screen.

W.C and wash-hand basin.

Exterior

To the front is a gated driveway and small front lawn.

The driveway has further gates and the enclosed rear garden has a large patio area with small lawn.

Garage

To the rear of the driveway is a single garage that's ideal for storage.

The garage has power.



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.

Book A Viewing

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

<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 if 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

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.



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.

