



Appleby Walk | | LS15 ONJ

£1,000 PCM

Unfurnished Two Bedroom Semi-Detached House | EPC Rating D | Council Tax Band A | Deposit £1153
No Deposit Scheme Offered/Reposit | Mobile Coverage. All operators good both indoor & outdoor as suggested by Ofcom | Broadband ADSL | suerfast, ultrafast & Gigabit available as suggested by Ofcom | Available Now

Emsleys | estate agents

Unfurnished* Modern two double bedroom semi-detached* Modern decor * Enclosed gardens * Driveway* Cul-de-Sac * Off-street parking

This two-bedroom semi-detached house is well presented and located in a quiet cul-de-sac. The property benefits from gas central heating, double-glazed windows, and a good size rear garden with a driveway with parking for two cars. Situated within easy access of the A64 and the city centre, the accommodation briefly comprises; lounge and kitchen with two storage pantry. To the first floor are two double bedrooms and a modern shower bathroom.

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A MUST VIEW HOUSE!

Please Read "Book A Viewing"

Hallway

From the front door, the hallway has stairs to the first floor and doors to:

Lounge 3.66m x 4.24m (max) (12'0" x 13'11" (max))

This good size lounge faces over the front garden.

Fully carpeted and with neutral decor.

Large under- stairs storage cupboard.

Kitchen 1.83mx3.66m (max) (6'x12' (max))

The "galley" style kitchen has high and low fitted units with work top over .

Tiled splash-backs and modern decor and vinyl flooring.

Two good size pantries offer lots of storage.

Electric oven, gas hob with cooker-hood over.

Freestanding fridge/freezer and washing machine have been left for the tenants use but will not be repaired or replaced if they break down.

First Floor

Bedroom One 4.57mx 2.74m (max) (15'x 9' (max))

Overlooking the front of the house this double bedroom is fully carpeted and has neutral decor.

There is a free-standing double wardrobe for the tenants use but this will not be replaced or repaired if it breaks.

Bedroom Two 2.74m 'x 3.35m (max) (9 'x 11' (max))

Overlooking the rear of the house this double bedroom is fully carpeted and has neutral decor.

Shower Room 1.52m x 1.83m (max) (5' x 6' (max))

This modern shower room is extensively tiled and has modern vinyl flooring.

A walk-in shower cabinet, W.C and wash - hand basin.

Heated towel rail.

Exterior

To the front of the house is an enclosed front garden along with a gated driveway for parking of two cars.

The rear garden is fully enclosed with patio and lawn areas.

The garden benefits from two storage sheds and a greenhouse.

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.

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

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 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.

Book A Viewing

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

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.





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.

