



Ashfield Close | Crossgates | LS15 8TJ

£1,100 Per Month

Unfurnished Two Bedroom Terrace House | EPC Rating D | Council Tax Band B | No smoking  
No Deposit Scheme Offered /Reposit | Deposit £1269 | Broadband ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom |  
Mobile Coverage: all operators "likely" outdoors as suggested by Ofcom | Available Now

Emsleys | estate agents





### \*\*\* UNFURNISHED \* TWO DOUBLE BEDROOM TERRACE\* GARDEN & GARAGE EN BLOC \*\*\*

This two-bedroom terraced house is offered unfurnished. The property is well positioned for its Transport links via main arterial roads such as the A6120/A64 York Road and the new East Leeds Orbital Road which all give quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds. There are good public transport routes nearby along with a railway station at Crossgates for a quick and smooth commute to Leeds city centre. Crossgates shopping centre has an excellent choice of shops, banks, cafes and bars and a little further a new leisure and retail park 'The Springs' in Thorpe Park.

The house features an open-plan reception room with a focal fireplace and views of the garden, creating a comfortable space for both relaxing and entertaining. The modern kitchen includes wood countertops and a breakfast area, offering a practical setting for everyday meals. Both bedrooms are doubles, providing flexible accommodation for a range of needs. The bathroom is equipped with a rain shower, fitted storage and a heated towel rail. A private enclosed garden can be found to the rear adding further to the appeal, along with a dedicated single garage en-bloc offering parking or storage.

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

PLEASE READ BOOK A VIEWING.

#### Kitchen 3.35m x 3.05m (max) (11'95" x 10'65" (max))

The front door opens into this modern kitchen with high and low units, tiled splashbacks and modern geometric design tiled flooring.

Built in electric oven and gas hob with cooker-hood over.

Under counter fridge and washing machine.

Good size pantry.

PLEASE NOTE THAT THE WASHING MACHINE AND FRIDGE WILL NOT BE REPAIRED IF ITHEY BREAK DOWN.

#### Lounge 4.88m x 3.05m (max) (16'79" x 10'60" (max))

This good size lounge/dining room has been newly decorated and fully carpeted.

A feature ornamental gas fire and mantelpiece gives a focal point for the room.

Views over the rear garden.

Door leading to the rear porchway and open staircase leading to the first floor.

#### Porchway

From the lounge a door leads to a rear porch with an exterior door to the rear garden.

#### First Floor

##### Bedroom One 2.13m x 3.05m (max) (7'89" x 10'61" (max))

This double bedroom faces over the front of the house.

The room has been newly decorated and has laminate flooring.

Two built in storage cupboards.

##### Bedroom Two 3.05m x 3.05m (max) (10'94" x 10'56" (max))

This double bedroom faces over the rear garden.

The room has been newly decorated and is fully carpeted.

#### Bathroom

This good size modern bathroom is in a Victorian style.

Extensively tiled with a W.C, wash-hand basin inset to a modern vanity unit.

Bath with a modern rainwater shower over and hand shower.

#### Garden

To the front of the house is an enclosed front garden with shale and path leading to the front door.

To the rear is an enclosed tiered garden with a decked area and astro-turf for ease of maintenance.

#### Garage

There is a single garage located in a bloc of garages with an up and over door.

#### 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.

#### Book A Viewing

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).

#### 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.





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.

