



Cartmell Drive | | LS15 0PD

£1,000 PCM

Unfurnished Three Bedroom Semi-detached house | Council Tax Band A

Emsleys | estate agents



*****MODERN NEW BUILD * UNFURNISHED * THREE BEDROOMS SEMI- DETACHED HOUSE * EN SUITE BATHROOM * DRIVEWAY* ENCLOSED GARDEN* EXTERNAL ELECTRIC CHARGING POINTS*ENERGY EFFICIENCY RATING B*****

This three-bedroom semi-detached house is in the popular location close to schools and shops and access to Leeds City Centre and motorways. The property briefly comprises; to the ground floor; hallway, large kitchen/dining room, guest WC and lounge. The first floor are three bedrooms, the main bedroom with ensuite shower room and a modern family bathroom. To the outside of the house is a driveway, open garden to the front and an enclosed rear garden laid mainly to lawn. To the side of the house is an external electric socket for car charging.

EPC rating B
Council Tax Band A (Leeds City Council)
Deposit £1153
No Deposit scheme Offered/Reposit
12 Months minimum term
No Smoking
Available Now

Please Read Renting Through Emsleys

Hallway

Entered from the external composite PVCu door, the hallway has door to:

Guest WC 0.91m x 1.22m (max) (3'44" x 4'59" (max))

The guest bathroom has a white low-level W.C and was hand basin

Kitchen/Dining 3.05m x 5.13m (max) (10'49" x 16'10" (max))

This good size kitchen /dining room has room for a six-seater dining table. There are high gloss modern kitchen units with work top over and tiled splash backs. There is a built-in electric oven gas hob and cooker hood over. Space for a fridge/freezer and plumbing for a dishwasher and washing machine. Patio doors lead to the rear garden.

Lounge 4.27m x 3.35m (max) (14'22" x 11'14" (max))

This good size lounge has a double aspect with views over the front of the house. The room has modern decor and is fully carpeted. There is a large useful under stairs storage cupboard access from the lounge

First Floor

Bedroom One 2.74m x 3.96m (max) (9'18" x 13'58" (max))

The main double bedroom has two windows which allow light into the room. The room has modern decor and is fully carpeted. A freestanding mirrored wardrobe is supplied for the tenants us.

En Suite Shower Room 1.22m x 2.44m (max) (4'86" x 8'15" (max))

This modern en suite shower room has a walk-in shower cabinet, low level W.C and wash hand basin. Extensively tiled with vinyl flooring and heated towel ladder.

Bedroom Two 1.83m x 2.44m (max) (6'28" x 8'44" (max))

This large single bedroom has modern decor and is fully carpeted. The bedroom has a bunk bed and wardrobe which can be left for the tenants use.

Bedroom Three 2.44m x 3.35m (max) (8'13" x 11'66" (max))

This good size single/small double bedroom has modern decor and is fully carpeted. The room has windows to two aspects which allows lots of light into the room.

Bathroom 1.52m x 2.13m (max) (5'21" x 7'35" (max))

Modern white bathroom suite with a low-level W.C, panelled bath, and wash hand basin. Heated towel ladder.

Outside

To the exterior is a tarmac driveway with room for two cars and an open from garden laid to lawn. To the rear is a fully enclosed garden laid to lawn with a storage shed.

Renting Through Emsleys

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be



offered.

Applications can be made by using the link below:

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

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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/check-tenant-right-to-rent-documents/how-to-check>.

10. We will then commence referencing, if required.
11. We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. We will hand you the keys to your New Home

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! - <https://reposit.co.uk>

*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.

Meters

The gas and electric meters are currently pre-payment meters. The Landlord is happy for a tenant to change these if they wish.



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.

