



Ashlea Close | Garforth | LS25 1JX

£1,400 Per Calendar Month

Unfurnished Three Bedroom Detached House | Council Tax Band D | EPC Rating TBC | Deposit £1615 No Smoking | Broadband ADSL standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for O2 & EE and Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom | Available Now

Emsleys | estate agents



***** UNFURNISHED * NEWLY DECORATED * NEW CARPETS* THREE-BEDROOM DETACHED HOUSE * NEW KITCHEN * THROUGH LOUNGE * GARAGE & DRIVEWAY *****
 Offered unfurnished this three-bedroom detached house has been newly redecorated, new flooring, new kitchen, new PVCu windows, doors and a newly fitted gas central boiler fitted. The house is located within a popular area of Garforth. The property is within close proximity of the local primary schools, and public transport links, together with amenities and a train station a short drive away. The accommodation briefly comprises; good size entrance hallway, newly fitted kitchen and through lounge/diner. To the first floor, there are three bedrooms and modern wet-room. There are gardens to the front and rear, with driveway and to the rear of the driveway is a single brick-built garage. A Must View House!
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 Read "Book A Viewing"

Hallway

This large hallway has stairs leading to the first floor and doors to:

Kitchen 2.74m x 2.44m (max) (8'11" x 8'0" (max))

This brand new kitchen has high gloss light grey units and white worktops.

Tiled splash-backs and new vinyl flooring.

There is a newly installed electric oven and induction hob with cooker -hood over.

The landlords have supplied freestanding fridge/freezer. If this breaks down it will not be repaired or replaced.

Plumbing for a washing machine.

Door to the rear of the garden.

Lounge 7.62m x 3.35m (max) (25' x 11'57" (max))

This decent size lounge spans the entire length of the house.

Newly decorated and newly carpeted.

Patio doors to the garden and large picture window to the front gives lots of light into the room

Bathroom/Wet-room 1.22m x 2.13m (max) (4'98" x 7'40" (max))

This good size wet room is extensively tiled.

Floating wash-hand basin and W.C

Bedroom One 2.44m x 3.05m (max) (8'16" x 10'74" (max))

This double bedroom faces over the rear garden.

Newly decorated and newly laid carpet.

Bedroom Two 4.27m x 2.74m (max) (14'26" x 9'88" (max))

This good size double bedroom faces over the front of the house.

Newly decorated and newly laid carpet.

Bedroom Three 2.13m x 2.44m (max) (7'33" x 8'62" (max))

This single bedroom faces over the front garden.

Newly decorated and newly laid carpet.

Ideal for a bedroom or study.



Garage

To the rear of the driveway is a single brick-built garage with up and over door.

There is no power supply but ideal for storage .

Gardens

To the front the house is entered by a driveway and hidden behind hedging with gives lots of privacy.

The front is laid to mainly laid to lawn.

To the rear is a private mature garden with lawn, bedding areas, trees and shrubs.

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

To arrange a viewing, please complete our online application form via the website. we link below.

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.

