



Cranmore Garth | | LS10 4QG

£995 PCM

UNFURNISHED THREE BEDROOM SEMI-DETACHED | EPC Rating C | Council Tax Banding B | No smoking | Minimum 12 months Tenancy | Deposit £1145 | No Deposit Scheme/Reposit offered | Broadband ADSL: standard, superfast and ultrafast available as suggested by Ofcom. Mobile coverage - All Operator "Likely" both indoor & outdoor as suggested by Ofcom | Available Now

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## UNFURNISHED THREE BEDROOM SEMI-DETACHED\* NEWLY DECORATED\* CORNER PLOT\* GARAGE \* GARDEN\* EPC RATING C\* WELL PRESENTED.

This well presented three -bedroom semi-detached house has been newly decorated in neutral tones and has a new lounge carpet. The property boasts two double bedrooms and a single bedroom, modern kitchen/dining room with new electric cooker and decent size lounge. The W.C and bathroom are separate and the modern bathroom has a double headed shower over the bath. To the outside is a front garden and well-presented rear garden, mainly paved with mature beds. There is a single built garage that can be used for storage of non-perishable items and unrestricted on street parking.

Situated in a sought-after area with good proximity to local schools, making it an ideal choice for commuting and families.

EPC Rating C

Council Tax Banding B (Leeds City Council)

No smoking

Minimum 12 months Tenancy.

Deposit £1145

No Deposit Scheme/Reposit offered.

Broadband ADSL: standard, superfast and ultrafast available as suggested by Ofcom.

Mobile coverage - All Operator "Likely " both indoor & outdoor as suggested by Ofcom

Available Now

Viewing highly recommended!

Please see Book A Viewing.

### Hallway

The main entrance door enters into the hallway with stairs leading to the first floor and doors to:

### Lounge

This good size lounge has new carpets and neutral décor.

A feature mantelpiece provides a focal point for the lounge.

There is a decent sized under- stairs cupboard.

### Kitchen/Dining

This decent size kitchen/dining room has high and low fitted units, vinyl flooring and has been newly painted.

A new electric cooker has been supplied, plumbing for a washing machine and space for a fridge/freezer.

Door leads to the rear garden.

### First Floor

**Bedroom One 3.96m x 3.00m (max) (13'78" x 9'10" (max))**

Overlooking the rear of the house, this double bedroom has modern décor and is fully carpeted.

**Bedroom Two 3.66m x 1.83m (max) (12'44" x 6'49" (max))**

Overlooking the front of the house, this double bedroom has modern décor and is fully carpeted.

**Bedroom Three 2.74m x 2.44m (max) (9'49" x 8'51" (max))**

Overlooking the front of the house, this single bedroom has modern décor and is fully carpeted.

**Toilet 1.52m x 0.61m (max) (5'54" x 2'93" (max))**

There is a separate toilet with white W.C, newly decorated and with vinyl flooring

**Bathroom 1.22m x 1.52m (max) (4'82" x 5'78" (max))**

This modern bathroom has been newly decorated and has vinyl flooring.

There is a wash-handbasin, panelled bath with double shower over.

Glass shower Screen.

### Garden

To the front is a small front lawn and mature beds.

To the rear is a paved garden with mature borders and some area where a tenant can plant their own flowers or vegetables.

### Garage

To the rear is a single built garage with up and over door that can be used for storage of non-perishable items.

The garage has no power and is not fully watertight so any items will be stored at the tenants risk.

### 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

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.emsleysstateagents.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.

\*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.

