

Birchfields Rise | Skelton Woods | LS14 2HU £1,185 PCM

Unfurnished Three Bedroom House | EPC Rating C | Council tax Band B| Deposit £1367.30| Mobile Coverage. Indoor: Vodafone & EE “Likely "| Outdoor All main operators available as suggested by Ofcom | Broadband ADSL | superfast, ultrafast & Gigabit available as suggested by Ofcom | Available Now

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*** UNFURNISHED THREE BEDROOM HOME WITH ENCLOSED GARDEN AND ALLOCATED PARKING TO THE REAR ***

This three bedroom property is tucked away in a cul-de-sac location. Having the benefit of gas central heating and PVCu double-glazed windows and doors. The accommodation briefly comprises; entrance hall, spacious living room, fitted kitchen, bathroom with shower and three DOUBLE bedrooms. To the outside there are well tended gardens to the front and rear plus an allocated parking bay to the rear.

Set within the ever popular Skelton Woods area just off Naburn Approach the property is ideally placed for commuters to LEEDS, WETHERBY OR YORK with easy access to the A64 and the A1/M1 motorway networks along with the East Leeds Orbital Ring Road which offers a quick connection to 'The Springs' at Thorpe Park where you will find an Odeon Cinema, Next and an M&S Foodhall. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are amenities and railway station at Crossgates shopping centre.

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A MUST VIEW HOUSE!

Please Read "Book A Viewing"

Ground Floor

Hall

Enter through a composite entrance door to a useful area - ideal for coats and shoes, with a central heating radiator. A staircase rises to the first floor.

Living Room 4.27m x 3.66m (max) (14'92" x 12'61" (max))

A spacious lounge with a radiator and a feature fireplace incorporating a coal effect living flame gas fire. A double-glazed window looks over the front garden.

Kitchen 2.18m x 3.89m (7'2" x 12'9")

The kitchen is fitted with a range of wall and base units with wood grain effect work surfaces over incorporating a stainless steel sink with side drainer and mixer tap which sits in front of the double-glazed window. There is a cooker point, a wall mounted gas boiler, space for a tall fridge/freezer, plumbed space for a washing machine and a central heating radiator. A PVCu door gives direct access to the rear garden.

First Floor

Landing

With a fixture storage cupboard and a hatch giving access to a partially boarded loft space.

Bedroom One 3.23m x 3.89m (10'7" x 12'9")

'L' shaped not square

A double bedroom with a double-glazed window placed to the front and a central heating radiator.

Bedroom Two 3.58m x 1.96m (11'9" x 6'5")

A second double bedroom with a central heating radiator and a double-glazed window to the rear.

Bedroom Three 2.47m x 3.77m (8'1" x 12'4")

A very rare third double bedroom with a central heating radiator and a double-glazed window to the front.

Bathroom 2.00m x 1.86m (6'7" x 6'1")

The bathroom is fitted with a white three piece white suite which comprises;- a panelled bath with shower and glass screen over, a pedestal hand wash basin and close coupled WC. In addition there is a central heating radiator and double-glazed window to the rear.

Exterior

To the front is an open-plan garden with well tended planted borders and a useful outside store. The rear garden offers a larger lawn, patio seating area and is fully enclosed with smart boundary fencing. To the rear of the property a parking area is available for residents, and there is an allocated bay adjacent to the rear garden gate.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn right at the traffic lights and take the third turning at the roundabout. Proceed along the Ring Road and straight ahead at the next roundabout . At the next roundabout, turn right onto A64/York Road. Turn left at the slip road and to the painted roundabout. Turn right and proceed, turning right onto Naburn Approach. Proceed, turning right onto Birchfields Avenue and right again onto Birchfield Rise, where the property can be found on the left hand side indicated by the Emsleys To Let Board.

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.

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