



Kingswear Close | Whitkirk | LS15 8RX

£1,050 PCM

Unfurnished Two bedroom semi-detached bungalow | EPC Rating TBC | Council Tax Banding C |
Deposit £1211.53 | No Deposit Scheme Offered/Reposit | Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage EE, O2
& Three good to variable indoors. Vodafone good outdoors as suggested by Ofcom | Available Now

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*** UNFURNISHED TWO BEDROOM SEMI-DETACHED BUNGALOW* WELL PRESENTED * CUL-DE-SAC LOCATION * ENCLOSED REAR GARDEN* GARAGE* DRIVEWAY ***

Emsleys are delighted to rent this well presented two bedroom semi-detached bungalow. Situated in the sought after area of Whitkirk in a cul-de-sac and within walking distance to Crossgates centre with all of its amenities. Featuring gas central heating, PVCu double-glazing, off-street parking, single garage, beautiful gardens and a lovely conservatory. In brief the accommodation comprises; entrance hall, lounge with bow bay window, two bedrooms including built-in wardrobes to master, contemporary shower room, kitchen and conservatory.

EPC Rating TBC

Council Tax Banding C (Leeds City Council)

Deposit £1211.53

No Deposit Scheme Offered/Reposit

No smoking

Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage EE, 02 & Three good to variable indoors. Vodafone good outdoors as suggested by Ofcom.

Available Now

VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Entrance Hall

Side access door opens into the entrance hall with access to loft and doors through to both bedrooms, shower room, lounge and kitchen.

Lounge 4.37m (5.23m into bay) x 3.91m (14'4" (17'2" into bay) x 12'10")

Spacious lounge featuring gas coal effect fireplace, double-glazed bow bay window to front and radiator.

Kitchen 3.15m x 3.07m (10'4" x 10'1")

Modern fitted kitchen with base and eye level oak units, granite worktops, tiled splash-backs, inset stainless steel sink with mixer tap, space for cooker, under-counter fridge and washing machine. Double-glazed windows to rear, access door into conservatory and spotlights.

THE FRIDGE AND WASHING MACHINE WILL NOT BE REPAIRED OR REPLACED IF THEY BREAKDOWN.

Bedroom One 3.89m x 3.00m to wardrobes (12'9" x 9'10" to wardrobes)

Lovely double bedroom fitted with quality built-in wardrobes, radiator and double-glazed window to rear.

Bedroom Two 3.02m x 2.00m (9'11" x 6'7")

A further bedroom with radiator and double-glazed window to front.

Shower Room

Contemporary shower room, fully tiled walls, WC and hand wash basin vanity unit, shower cubicle, radiator and double-glazed window to side.

Conservatory 2.90m max x 4.93m max (9'6" max x 16'2" max)

A spacious, well maintained conservatory with tiled flooring, rear access door, double-glazed windows to all sides, glass roof and pleasant views into the rear garden.

Garage

The driveway leads down the side of the property to a single detached garage which can be used for storage.

The garage has power and houses a freezer and dryer.

THE FREEZER AND DRYER WILL NOT BE REPAIRED OR REPLACED IF THEY BREAK-DOWN.

Outside

To the front is a stone-flagged driveway providing off-street parking alongside an attractive garden with plants, shrubs and pebbled area. The rear garden comprises stone pathway and seating area plus lawn with further plants and shrubs. Overall it is very private and not overlooked.

Directions

From the Crossgates office, proceed along Austhorpe Road and past the park on the left hand side. Turn right onto Austhorpe Lane and over the small bridge. Continue along, taking the first turning on the right hand side onto Kingswear Crescent and the first turning on the right onto Kennerleigh Avenue. Finally turn left onto Kingswear Close, where the property can be found on the right hand side indicated by the Emsleys For Sale 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.

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. 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.

Book A Viewing

To arrange a viewing, please complete our online application form via our website. You only need to submit this form once; it will cover all the properties you are interested in.

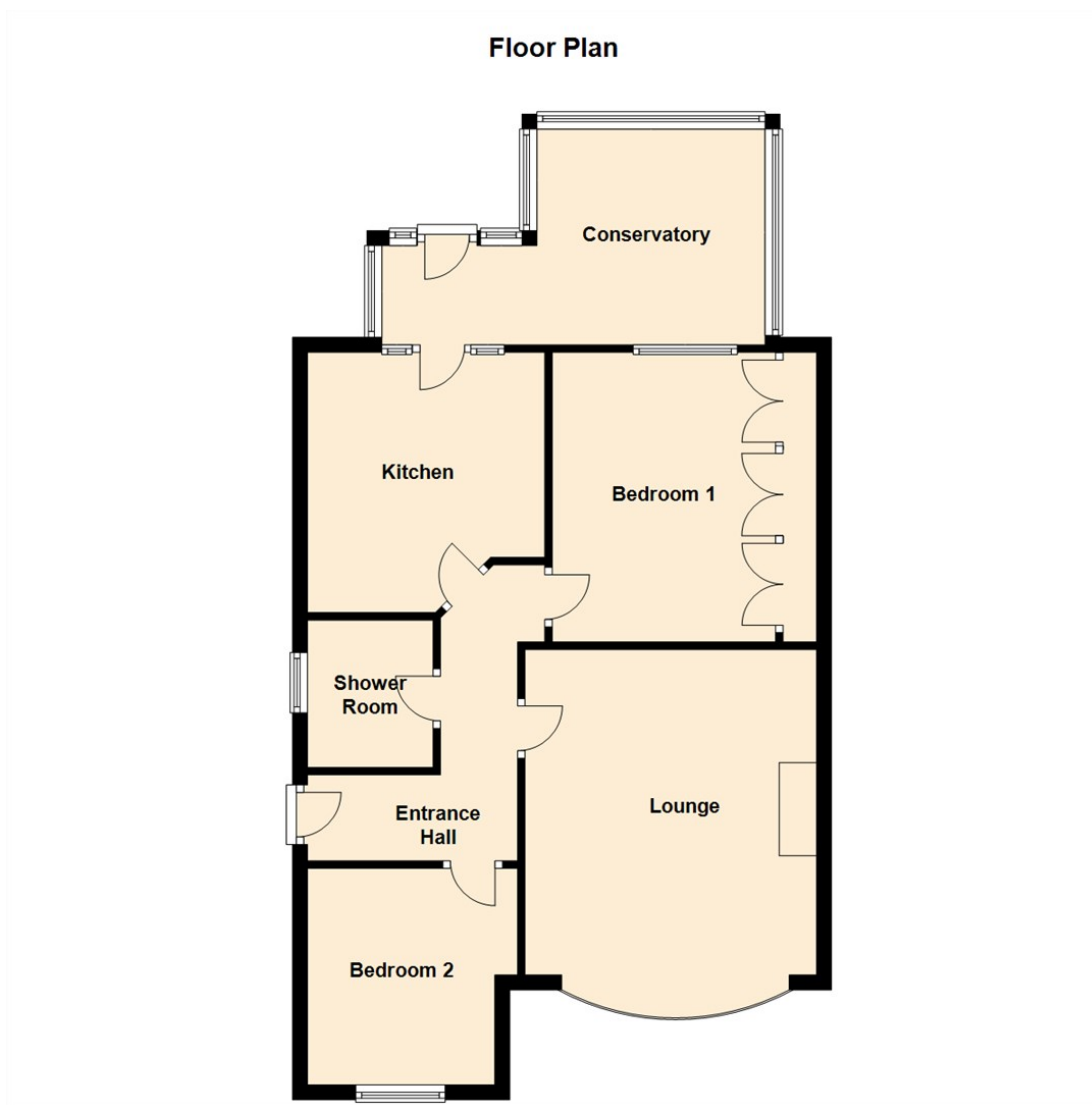
What Happens Next?

• 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 **c o n f i r m y o u r i n t e r e s t v i a e m a i l t o** 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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