



New Forest Way | New Forest Village | LS10 4GH £875 Per Calendar Month

Part-furnished | Two bedroom top floor apartment | EPC Rating C | Council Tax Banding B | Deposit £1007 | Broadband ADSL standard, superfast and ultrafast

Emsleys | estate agents



*** PART- FURNISHED * TOP FLOOR MODERN APARTMENT* EASY COMMUTE TO LEEDS ***

This modern top floor apartment is situated in the popular New Forest Village development. The apartment has modern decor throughout and features double-glazing, electric wall heating, entry system and allocated parking. The apartment is part-furnished and comprises; an open-plan lounge/dining area and separate kitchen area. The kitchen has modern wall and base level units with laminated work surfaces, an integrated electric hob and oven with extractor unit above, washing machine and fridge/freezer. There are two bedrooms and a modern bathroom with a white three piece suite and double head shower over the bath. To the outside there are communal gardens and allocated parking for one vehicle with visitor spaces.

EPC Rating C

No Smoking.

Council Tax Banding B (Leeds City Council)

Deposit £1007

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

Mobile coverage - "Likely "indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom

No Deposit Scheme Offered/Reposit

Available 20 August

Viewing highly recommended.

Please Read Renting Through Emsleys

Hallway

The block is entered to the ground floor by the communal entrance and a flight of stairs lead to the top floor where the apartment is located on the left hand side.

On entering the apartment the hallway has doors leading to:

Living Area 3.96m x 3.96m (max) (13'57" x 13'87" (max))

Open-plan living area to the kitchen which is fully carpeted, has neutral decor and a 'Juliet balcony' that allows in a lot of light and an electric radiator to the wall.

Coffee, side tables and TV cabinet are provided.

Kitchen Area 2.44m x 3.96m x 2.44m (max) (8' 13" x 8'63" (max))

A modern kitchen with wall and base level units with work tops over. Built-in electric oven and hob with cooker-hood over, freestanding fridge/freezer and washing machine.

Bathroom 2.44m x 1.22m' (max) (8'95" x 4'70' (max))

Modern white three piece bathroom suite with a low level W.C, wash-hand basin, panelled bath and double shower over.

Extensively tiled with a heated a heated towel ladder and mirrored medicine cabinet.

Bedroom One 2.16m x 2.44m (max) (7'01" x 8'13" (max))

A double bedroom being fully carpeted and having neutral decor.

a bedframe, wardrobe and bedroom furniture are provided.

Bedroom Two 2.44m x 2.13m (max) (8'49" x 7'42" (max))

A large single bedroom being fully carpeted and having neutral decor.

Exterior/Parking

To the exterior is an allocated parking bay, communal grounds and a bin store.

Directions

Leave Rothwell onto Leadwell Lane and turn right onto the A61 Leeds Road. Turn left onto Sharp Lane and follow the road along where New Forest Village will be sign posted. On entering New Forest Village the block is located on the right hand side.



Tenant 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.

Reposit/No Deposit Scheme

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 the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

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

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.



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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.

