



Tranquility Avenue | Crossgates | LS15 8QX

£1,275 PCM

Unfurnished | Three bedroom semi-detached house | Council Tax Banding C | EPC Rating D  
Deposit £1471 | No Deposit Scheme Offered/Reposit | Broadband : ADSL standard, & ultrafast available as suggested by Ofcom | Mobile All networks "accept EE  
Likely" in & outside with all operators "as suggested by Ofcom..." | No smoking | Minimum 12 months tenancy | Available end of March.

**Emsleys** | estate agents



**\*\*\*UNFURNISHED \* THREE DOUBLE BEDROOMS \* LOCATED IN THE HEART OF CROSSGATES \* GARAGE & DRIVEWAY\*\*\***

This three-bedroom semi-detached house is situated in the middle of Crossgates with all its amenities and train station right on your doorstep. The property has large, well-proportioned rooms, low maintenance gardens, garage, off-street parking, gas central heating and PVCu double-glazing. In brief the accommodation comprises to the ground floor; porch, entrance hall, lounge, kitchen/diner and second reception room/study. The first floor boasts, landing, three double bedrooms, bathroom, and a separate WC.

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Minimum 12 months tenancy.

Available end of March

A pet considered.

Viewing highly recommended.

Please Read How to Rent Through Emsleys

#### Ground Floor

##### Porch

A useful entrance porch to the front with PVCu double-glazing and an access door.

##### Entrance Hall

Spacious entrance hall featuring staircase, large under-stairs storage cupboard, radiator and doors through to the lounge, kitchen and study.

##### Lounge 4.01m x 3.40m excluding bay (13'2" x 11'2" excluding bay)

Spacious lounge with double-glazed bay window to the front, radiator and wall mounted gas fire.

##### Kitchen/Diner 4.83m x 3.18m min (15'10" x 10'5" min)

Good-sized kitchen fitted with modern high gloss base and eye-level units, stainless steel sink with single drainer and mixer taps, built-in extractor hood, electric range cooker, space for a fridge/freezer, plumbing for a washing machine and space for a dryer. Radiator, laminate flooring, double-glazed window to the side and a rear access door onto garden decking.

##### Study/Reception Room 3.63m x 3.23m (11'11" x 10'7")

A useful second reception room/ study featuring a radiator and double-glazed patio doors that open out onto the rear decking.

#### First Floor

##### Landing

Large landing with doors through to three double bedrooms, bathroom and a separate WC.

##### Bedroom One 3.38m x 3.99m including wardrobe space (11'1" x 13'1" including wardrobe space)

Good-sized double bedroom with a radiator and a double-glazed window to the front.

##### Bedroom Two 3.63m x 3.23m (11'11" x 10'7")

Double bedroom with laminate flooring, radiator, double-glazed window to the rear and an exposed brick chimney breast.

##### Bedroom Three 3.68m x 3.17m (12'1" x 10'5")

A further double bedroom with radiator, double-glazed window to the rear and spotlights.

##### W.C

Fully tiled and fitted with WC, hand wash basin and a double-glazed window to the side.

##### Bathroom

Good-sized bathroom fitted with a three piece suite comprising; panelled bath, 'Saniflow' WC and hand wash basin, fully tiled and a double-glazed window to the front.

##### Outside

Low maintenance pebbled garden to the front alongside a large concrete driveway providing off-street parking.

At the rear is a neat and easily maintained artificial grass garden with fencing and decked seating area.

##### Garage

To the rear of the driveway is a an detached single garage that can be used at the tenants own risk for storage of non-perishable items.

#### 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 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.

#### Renting Through Emsleys

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.emsleysestateagents.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

#### Directions

From our Crossgates office turn right and Tranquility is the first on the right. Turn onto Tranquility before taking the first left onto Tranquility Avenue where the property can be found on the left hand side.





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.

