



Cedar Drive | Seacroft | LS14 6US

£850 Per Calendar Month

Unfurnished One Bedroom Apartment | Council Tax Band A | EPC Rating B | No smokers | No Deposit Scheme Offered/Reposit | Deposit £980 | Allocated parking space | Mobile: "Likely" indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom | Broadband FTTC: standard, superfast available as suggested by Ofcom | Available the end of September.

**Emsleys** | estate agents



**\*\*\*UNFURNISHED \* ONE BEDROOM FIRST FLOOR APARTMENT \* FIXTURES AND FITTINGS \* MODERN POPULAR LOCATION \* GAS CENTRAL HEATING \* ENERGY EFFICIENCY RATING B\*\*\***

Ideally placed to take advantage of all local amenities in Killingbeck retail park and Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas via the A64 and the main A6120 Ring Road just a short distance away. This very well presented modern first floor apartment is offered unfurnished. The property benefits from double-glazing, gas central heating and has an allocated parking space. The accommodation briefly comprises; open-plan living area with a modern fitted kitchen with appliances, a double bedroom and modern three-piece bathroom suite with a shower over the bath.

EPC Rating B

No smokers

Council tax Band A (Leeds City Council)

No Deposit Scheme Offered/Reposit

Deposit £980

Broadband ADSL: standard, superfast available as suggested by Ofcom

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

Available the end of September

Please Read "Book A Viewing"

### Hallway

Located on the first floor, the apartment is on the left-hand side and the entrance door leads to the hallway. This has a useful storage cupboard and door leading to:

### Open-plan living room 6.40m x 3.66m (max) (21'13" x 12'85" (max))

This good size room is fully carpeted and has neutral decor, windows to the side aspect and composite PVCu doors with a Juliette balcony. Communal satellite and 'open reach' points. Open area to:

### Kitchen

This modern kitchen area has wall and base level units with work tops over. A built-in electric oven and hob with cooker hood over, integrated fridge/freezer, dishwasher and washer/dryer.

### Bedroom 3.35m x 3.35m (max) (11'66" x 11'30" (max))

This good size double bedroom overlooks the front of the building. The room has modern decor and is fully carpeted.

### Bathroom 1.52m x 2.13m (max) (5'54" x 7'55" (max))

This modern white bathroom suite is extensively tiled and has a panelled bath with shower over and shower screen, low level W.C and wash-hand basin.

### Exterior

There are communal grounds around the building and to the front a communal bin store. To the front of the building is the car parking area with an allocated parking bay for no 54 and visitors parking.

### Book A Viewing

To arrange a viewing, please complete our online application form via the website. we link below.

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@emsleysstateagents.co.uk](mailto:PropertyManagement@emsleysstateagents.co.uk).

### 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! - <https://reposit.co.uk>

\*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

### 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 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.





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.

