



Sandford Terrace | Pendas Fields | LS15 8JL

£1,350 PCM

NEWLY DECORATED FOUR DOUBLE BEDROOM MID-TERRACE HOUSE

Emsleys | estate agents

*** Immaculate * Period Features * Four Double bedrooms * Kitchen/Dining * Newly decorated and New Flooring * Sought After location***

Offered unfurnished and available at the beginning of November this four double bedroom terrace property has been newly decorated in keeping with the property's era and has new flooring.. The property benefits from gas central heating and double-glazing throughout . The accommodation briefly comprises to the ground floor; lounge with a large picture window, kitchen/diner and a door to a large cellar that can be used for storage. To the first floor are two double bedrooms and a Victorian style bathroom with a roll top bath and separate walk-in shower cabinet. To the second floor are a further two double bedrooms with lots of storage cupboards into the eaves. Externally there is a small front garden and to the rear an enclosed yard. The property is in a popular location close to local schools, the amenities of Crossgates which has a train station and easy access to the motorway network.

EPC Rating TBC
No Smoking
Council Tax Band C (Leeds City Council)
Deposit £1557
No Deposit Scheme Offered/Reposit
Available Beginning of December

Viewing highly recommended
Please read "How to Rent Through Emsleys"

Ground floor

Hallway

From the front entrance door, this hallway has period tiling and doors leading to:

Lounge 4.88m x 3.35m (max) (16'22" x 11'15" (max))

The lounge overlooks the front of the house and has a large bay window that provides lots of light.

The room has been newly decorated and has new carpets.

There are as useful storage cupboards and shelving and a period mantelpiece from 1906.

Ornamental fireplace and Wi-Fi points.

Kitchen/Diner 4.88m x 4.27m (max) (16'72" x 14'77" (max))

To the rear of the house is a kitchen/dining room with wall and base level units and a centre island. There is a gas cooker, freestanding fridge/freezer, built-in microwave and a dishwasher. To the rear are French doors leading to the rear patio garden.

Cellar

From the kitchen, steps lead to a large cellar where the central heating boiler is housed and a washer dryer. The cellar is a useful storage space for non-perishable items.

First Floor

Bedroom One 3.66m x 4.72m (max) (12'84" x 15'06" (max))

To the first floor and overlooking the front of the house is a large double bedroom that has been newly decorated and has new carpets. The room has a feature period ornamental fireplace that is in keeping with the age of the property.

Bedroom Two 2.74m x 2.74m (max) (9'70" x 9'67" (max))

To the first floor and overlooking the rear of the house is a large double bedroom that has been newly decorated and has sanded wooden flooring.

Bathroom 4.65m x 1.45m (max) (15'03" x 4'09" (max))

This newly installed bathroom has a walk-in shower cabinet, roll-top bath, wash-hand basin mounted on a vanity unit and low-level WC.

The bathroom has been tastefully decorated and tiled in keeping with the houses Victorian age.

Second Floor

Bedroom Three 3.05m x 4.27m (max) (10'44" x 14'98" (max))

To the second floor, this double bedroom has a dormer window overlooking the front of the house. The bedroom has been newly decorated and has new carpets. There is useful storage built into the eaves.

Bedroom Four 2.74m x 4.57m (max) (9'27" x 15' (max))

To the second floor, this double bedroom has a large 'Velux' window which adds lots of light to the room. The bedroom has been newly decorated and has new carpets.

There is useful storage built into the eaves.

Exterior

To the front of the house is a small, enclosed garden with shale and bay trees.

To the rear is an enclosed patio garden.

There is on-street parking on Sandiford Terrace with no parking restrictions.

Note for Tenants

The landlord is able to leave the furniture as seen in the house for the tenants use but will not be responsible should it break to repair or replace.

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.

How to Rent Through Emsleys

If you wish to view the property, please complete the form below.

<https://www.emsleyestateagents.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

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.

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

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





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.

