

Templegate Avenue | Temple Newsam | LS15 0HD £1,500 PCM

UNFURNISHED | THREE BEDROOM DETACHED BUNGALOW| EPC Rating D | Council Tax E |Deposit £1730.76 |No Deposit Scheme Offered/Reposit |No smoking | Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for all major networks both indoors and outdoor as suggested by Ofcom| Available Beginning of January.

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*** UNFURNISHED DETACHED BUNGALOW * WELL PRESENTED * FULLY CARPETED* MODERN KITCHEN * THREE DOUBLE BEDROOMS * DOUBLE GARAGE * SOUGHT AFTER AREA***
This well-proportioned three bedroom detached bungalow benefits from gas central heating and double-glazing throughout. The property also boasts a double garage and driveway . The property is located within easy access of Templenewsam House and grounds, good primary and secondary schools are within walking distance and amenities such as Halton Parade/Services/Doctors/Library & Supermarkets being close by and a bus route outside the property. The accommodation briefly comprises: Entrance hallway, three double bedrooms, bathroom, modern kitchen with appliances and a large 'L' shaped lounge with a dining area. There are well maintained gardens to the front and rear, driveway and double garage. The rent includes a gardener and window cleaner.
EPC Rating D
Council Tax E
Deposit £1730.76
No Deposit Scheme Offered/Reposit
Minimum 12 months tenancy
No smoking
Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.
Mobile Coverage "Likely" for all major networks both indoors and outdoors as suggested by Ofcom.
Available Beginning of January.
VIEWING HIGHLY RECOMMENDED
Please read BOOK A VIEWING

Entrance Hallway

From the front entrance door, the porch way has a useful large storage area and a door leading to:

Lounge / Dining 7.49m x 6.83m (max) (24'07 x 22'05" (max))

Large "L" shaped lounge/dining area which has been neutral decor and is fully carpeted. The room features a large picture window looking over the front garden and there is a modern electric fire, with surround.

Dining Area 3.40m x 2.44m (max) (11'02" x 8' (max))

The dining area over looks the rear garden. There are featured paneled walls.

Kitchen 3.78m x 2.72m " (max) (12'05" x 8'11 " (max))

Modern fitted kitchen with wall and base level units, laminate flooring and tiled splashbacks.
The kitchen appliances comprise; a newly installed electric oven and hob, a freestanding fridge/freezer, washing machine, slimline dishwasher and dryer.

Bedroom One 3.15m x 3.68m (max) (10'04" x 12'01" (max))

Overlooking the front garden, this large double bedroom has a freestanding wardrobe,fully carpeted and neutral decor.

Bedroom Two 3.94m x 3.33m (max) (12'11" x 10'11" (max))

Overlooking the side of the house this double bedroom has a fitted wardrobe, fully carpeted and neutral decor.

Bedroom Three 3.15m x 3.68m (max) (10'04" x 12'01" (max))

Overlooking the rear garden this double bedroom has neutral decor and is fully carpeted.

Bathroom 1.75m x 2.08m (max) (5'09" x 6'10" (max))

Modern white three piece bathroom, extensively tiled with a low level W.C , pedestal wash hand basin and panelled bath with a modern double head shower over and shower screen.

Garden

Well maintained gardens to the front and rear with a driveway. The rent includes a gardener who will maintain the garden as required by the Landlord.
An external window cleaner is also included within the letting as instructed by the landlord.

Garage 4.95m x 4.95m (max) (16'03" x 16'03" (max))

To the rear of the driveway is a double garage with power.

Directions

Leave Crossgates on Austhorpe Road and turn left onto Station Road. Follow the road up to Colton roundabout and take the third exit onto Selby Road passing the Brown Cow Public house. At the pedestrian lights turn left onto Temple Gate and proceed onto Temple Gate Green before turning left onto Templegate Avenue and following the road round to where the property can be identified by our Emsleys To Let Board.

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.

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.
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 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 confirm your interest via email to 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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