



The Oaks | New Forest Village | LS10 4GZ

£750 PCM

Unfurnished | Modern one bedroom apartment | EPC Rating D | No Smoking | Council Tax Banding A  
Deposit £865 | No Deposit Scheme Offered/Reposit | 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 | Available Now

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**\*\*UNFURNISHED\* ONE BEDROOM APARTMENT\* NEWLY REDECORATED\* POPULAR LOCATION. \*\***

This unfurnished top floor one bedroom apartment is situated within the New Forest Village development. The property has been newly decorated in neutral decor throughout, and laminate flooring throughout and modern fixtures and fittings. The accommodation briefly comprises; open-plan kitchen and living room area, modern units with electric oven and hob, washing machine and fridge, one double bedroom and modern bathroom with a white three piece suite and shower over the bath. To the outside there are communal gardens with a bin store, audio entry system and allocated parking for one vehicle.

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No Smoking.

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Deposit £865

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Available Now

**Open Plan Living Area 6.71m x 2.74m (max) (22'75" x 9'44" (max))**

This open-plan lounge/kitchen is in an 'L' shape with wood effect laminate flooring, newly decorated in neutral decoration and a PVCu double-glazed window. The entry phone system is also housed within the room.

**Kitchen Area**

Fitted with modern wall and base level units with black work surfaces. Appliances include an electric oven/hob, washer/dryer, integrated fridge and extractor hood.

**Bedroom 3.05m x 2.74m (max) (10'81" x 9'43" (max))**

Double bedroom, laminate flooring and neutral decoration.

**Bathroom 1.52m x 2.13m (max) (5'52" x 7'44" (max))**

Modern bathroom with a three piece suite comprising a panelled bath with shower above, wash hand basin and W.C. with tiled walls to the bath area.

**Outside**

To the outside is an allocated parking space , communal gardens and binstore.

**Direction**

On the A61 from Leeds travel towards Wakefield and follow the signs for New Forest village. Once on Sharp Lane, continue until you meet a roundabout. Take the first left exit onto the ring road and continue until the next roundabout. Again take the first left exit. Follow the road and The Oaks is located on the left hand side. Follow the road to the bottom where the block is located on the left hand side.

**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.

**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 Reposit 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.

**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](mailto: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.