

Green Lea | Oulton | LS26 8NP

£950 PCM

UNFURNISHED | TWO BEDROOM SEMI-DETACHED HOUSE | Council Tax Band A | EPC Rating D |
No smoking | Deposit £1096.15 | Indoor 02 "Likely " | Outdoor All main operators "Likley* as suggested by Ofcom | Broadband ADSL |
Standard & Superfast Available as suggested by OfcomNo Deposit Scheme Offered/Reposit | Available Beginning of January.

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*** WELL PRESENTED * UNFURNISHED * TWO BEDROOM SEMI-DETACHED HOUSE * ENCLOSED GARDENS * EXCELLENT LOCATION***

This unfurnished two-bedroom semi-detached house is in a sought-after location within Oulton, close to local amenities, commuter links and a train station and has good access for the M1 and M621 motorways. The house has neutral decor throughout, newly fitted carpets and benefits from gas central heating and PVCu double-glazing. The property comprises to the ground floor; lounge, kitchen/dining with an electric oven, gas hob and extractor over, plumbing for a washing machine and space for a fridge/freezer. To the first floor are two double bedrooms and a modern bathroom with a large walk-in shower with a 'Triton' electric shower, low level W.C and wash hand basin. To the outside is an enclosed front and rear garden. On-street parking is available,

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Ground floor

Hallway
Entered from the front door, the hallway has doors leading to:

Lounge 3.96m x 3.96m (max) (13'86" x 13'23" (max))
This good size lounge overlooks the front garden. The room has neutral decor, new carpets, and an ornamental fireplace and mantelpiece.

Kitchen /Dining 1.83m x 4.57m (max) (6'40" x 15'57" (max))
The kitchen overlooks the rear garden and has wall and base level units with work tops over, vinyl flooring and tiled splashbacks. An electric oven, gas hob with extractor is provided, there is plumbing for a washing machine and space for a fridge/freezer. There is a useful pantry that houses the gas boiler and which can also be used for storage and a door leading to the garden.

First Floor

Bedroom One 3.05m x 3.05m (max) (10'55" x 10'39" (max))
Overlooking the rear garden, this double bedroom has neutral decor and is fully carpeted. A freestanding wardrobe is also provided.

Bedroom Two 3.18m x 4.88m (max) (10'05" x 16'79" (max))
Overlooking the front of the house and garden, this large double bedroom has neutral decor and is fully carpeted. There are two windows to the front giving lots of light to the room.

Bathroom 1.52m x 1.52m (max) (5'50" x 5'96" (max))
This modern bathroom has a large walk-in shower cubicle with a 'Triton' electric shower, a low-level W.C and a wash-hand basin. There is tiled flooring and modern PVCu boarding for ease of maintenance.

Outside
The property has both an enclosed front and rear garden which is laid mainly to lawn. To the rear are raised beds for the planting of fruit and vegetables or flower displays.

No Deposit Scheme/Reposit
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*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 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 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@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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