



Cusworth Garth | Thorpe Park | LS15 8GN

£700 PCM

Furnished Room with En suite Shower | Second Floor two bedroom shared apartment | Shared Kitchen and Living area | EPC Rating B | Available Now | Min 12 months tenancy Deposit £865 | No Smoking

**Emsleys** | estate agents



\*\*\* Furnished Double Room with En-Suite Shower Room \* Second Floor two-bedroom shared apartment \* Electric charging point \* Two allocated parking spaces \* EPC rating B \*\*\*

Emsleys are delighted to be renting this double bedroom with an en-suite bathroom in this second floor two-bedroom shared apartment in the highly sought-after residential development of Thorpe Park with views over landscaped grounds and water features. The property benefits from gas central heating and boasts an EPC rating of B as well as two parking spaces with an electric charging point that will be shared with your flatmate.

Thorpe Park is an innovative new retail, commercial, leisure and residential development that is transforming the east of Leeds into a vibrant place to live and work. Just off the M1, the development is now home to a vast range of companies, a luxury hotel, ultra-modern cinema, cafes and restaurants as well as 140 acres of public parks and open spaces. There are several shops on site at Thorpe Park, with a Sainsbury's supermarket close by in Colton for your all your grocery needs.

The apartment is fully furnished, you have shared use of the open-plan living/dining room with a fully fitted kitchen with appliances There is also a laundry cupboard with a washing machine.

EPC Rating B  
Council Tax Band B  
No smokers  
Deposit £865  
Min 12 months tenancy  
No smoking  
Available Now

Viewing recommended.  
Please Read "Renting Through Emsleys"

### Entrance Hallway

From the external common areas, the apartment door opens into an internal hallway with an intercom system and doors leading to:

### Laundry Cupboard

The laundry room houses a washing machine and is also an ideal space for storage .

### Open-Plan Living/Dining Area

With modern neutral decor, laminate flooring, TV point and a central heating radiator. French doors with a Juliette balcony give views across a pond.

### Kitchen Area

Fitted with modern high gloss wall and base units with worktops over, a built-in microwave, electric oven and hob with cooker hood over and an integrated dishwasher. Laminate flooring, central heating radiator and double-glazed windows.

### Bedroom

This double bedroom with modern decor, double bed, built-in wardrobe, double-glazed window, central heating radiator and a door leading to: -

### En-suite Shower Room

Extensively tiled and fitted with a walk-in shower cabinet, wash hand basin and a low flush W.C.

### External

To the outside are shared communal gardens, a bin and cycle store and two car parking spaces with an electric charging point. The apartment overlooks landscaped grounds with water features and paths leading to the shopping area. There is also planned railway station close to the development which will further improve the connectivity for commuting.

### Book a Viewing

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

3. Applications can be made by using the link below:

<https://www.emsleysestateagents.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.

### 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.

### Material Information

Gas, electric and water are all mains supply.  
Standard, Superfast and Ultrafast Broadband are available at the postcode according to Ofgem.  
Mobile : EE, Three, Vodafone & O2 are available outside. O2 not available indoors. Suggested by Ofgem.  
Council Tax Band: B (included within the rent)  
Two shared allocated parking Space with electric charging point.  
No Business may be operated from the property. Working from home is allowed.



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.

