



Home Lea | Rothwell | LS26 0PP

£990 PCM

Unfurnished | Three bedroom semi-detached | Council Tax Band B
EPC Rating D | Min 12 months tenancy | No Deposit Scheme Offered/Reposit
Deposit £1142

Emsleys | estate agents



*****WELL PRESENTED * UNFURNISHED * THREE BEDROOM BRICK-BUILT SEMI-DETACHED HOUSE * GARAGE * GARDEN * EXCELLENT LOCATION*****

This unfurnished three bedroom semi-detached house is in a sought after location close to Rothwell town centre and has good access for the M1 and M621 motorways. The house is well presented and is mains supplied. There is a central heating boiler with 'Bosch' heating controls. The house comprises, to the ground floor; modern kitchen/dining, good size lounge. To the first floor are two double bedrooms, a large single bedroom and a main bathroom with a walk-in shower and a separate W.C. To the exterior are gardens front and rear, the rear garden is south-facing and there is a single garage and shared driveway.

Council Tax Band B (Leeds city council)
 EPC rating D
 No smoking .
 A pet maybe considered with a 2% additional rent
 No Deposit Scheme Offered/Reposit
 Deposit £1142
 Min 12 months tenancy
 READ "BOOK A VIEWING"

Ground floor

The exterior door leads to a open hallway way with doors leading to:

Kitchen/Dining 6.10m x 2.74m@16.76m (max) (20'87" x 9@55" (max))

This modern kitchen has wall and base level units and an under stairs pantry for more storage. An electric double oven and hob with an extractor above and a free standing microwave. Brand new laminate flooring, modern décor and PVCu composite doors leading to the rear garden.

Lounge 6.10m x 3.35m (max) (20'79" x 11'15" (max))

Through lounge with laminate flooring and neutral décor. 'Bosch' heating controls are wall mounted for ease of use and there is a feature fireplace .

First Floor

Stairs lead to the first floor and the landing houses the central heating boiler.

Bedroom One 3.05m x 3.35m (max) (10'55" x 11'25" (max))

Overlooking the front of the house, this double bedroom has laminate flooring, neutral décor and a walk-in cupboard with hanging rails.

Bedroom Two 2.74m x 3.35m (max) (9'85" x 11'21" (max))

Overlooking the rear of the house, this double bedroom has laminate flooring, neutral décor and a walk-in cupboard with hanging rails.

Bedroom Three 3.05m x 1.83m (max) (10'95" x 6'23" (max))

Overlooking the front of the house, this good size single bedroom has laminate flooring, neutral décor and a walk-in cupboard with hanging rails.

Shower Room 1.52m x 1.22m (max) (5'34" x 4'81" (max))

This newly installed bathroom is extensively tiled, has a walk-in shower cabinet, wash hand basin and a modern vertical radiator.

W.C 1.52m x 0.61m (max) (5'41" x 2'49" (max))

Adjacent to the bathroom is a separate toilet with a low level W.C

Outside

To the front of the house is a small garden area leading to the front door and shared driveway leading to the garage and a south-facing garden laid mainly to lawn.

Garage

To the rear of the driveway is a single garage with an up-and-over door.

Material Information

Gas, electric and water are all mains supply.
 Broadband & Mobile Coverage tbc
 Council Tax Band B Leeds City Council
 Garage and parking to the front of the garage and on street (no restrictions)
 No Business may be operated from the property. Working from home is allowed.

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

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

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.

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.





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.

