



Cricketers Close | Garforth | LS25 1NJ

£850 PCM

Furnished | Ground Floor Two bedroom apartment | EPC Rating C | Council Tax Band B | Available 1st May
Min 12 months tenancy | Deposit £980 | No Deposit Scheme Offered/Reposit | No smoking | Broadband FTTC | Mobile Coverage Good as suggested by Ofcom.

Emsleys | estate agents



***** FURNISHED. TWO BEDROOM GROUND FLOOR APARTMENT - ALLOCATED PARKING, GARAGE AND MODERN KITCHEN *****

This two bedroom furnished ground floor apartment is immaculately presented and is set in the ever popular suburb of Garforth. The apartment benefits from wood double-glazing and gas central heating along with allocated parking and a garage en-bloc.

The accommodation briefly comprises; an 'L' shaped entrance hall, lounge/diner, modern fitted kitchen with appliances, two bedrooms and a shower room with a modern walk-in shower cabinet. Modern decor with recently fitted carpets and flooring throughout. French doors leading to a south-facing garden area.

East Garforth railway station is within walking distance and there are excellent bus routes close by on Green Lane. Garforth Main Street is just half a mile away offering a large array of shops, banks, post office, bars and cafes. Close to the M1/A1 having good motorway links.

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Mobile coverage Good according to Ofcom
*****Viewing highly recommended*****
Please Read " BOOK A VIEWING "

Communal entrance

Secure external block entrance .

Entrance hall

Being 'L' shaped with a central heating radiator, thermostat control, useful double storage cupboard, intercom telephone and leading to the lounge/diner, two bedrooms and combined shower room/W.C.

Lounge/Diner 5.31m x 2.92m (17'5" x 9'7")

A spacious and light reception room, flooded with light from French doors, there is a TV point, central heating radiator and a telephone point.

Furnished with 2 x two seater sofa's , TV bench, bookcase and cabinet, dining table and 2 chairs.
An archway opens to;

Kitchen 2.54m x 2.29m (8'4" x 7'6")

Having an ample range of white high gloss fitted wall, base units and drawers with contrasting work surfaces and an inset one and a half bowl stainless steel single drainer sink unit and mixer tap, four ring stainless steel gas hob with extractor over, built-under oven, washing machine, slim-line dishwasher, free standing tall fridge/freezer, toaster, cutlery and crockery.

Part tiled to the work surfaces with brick style tiling. Double-glazed window to the rear elevation, new wood effect lino flooring, coving to the ceiling, positioned to the rear.

Bedroom 1 3.71m x 2.57m (12'2" x 8'5")

Over looking the rear this double bedroom has a central heating radiator and a double-glazed window.

Furnished with a double bed and mattress and matching wardrobe, chest of drawers and bedside tables..

Bedroom 2 2.29m x 1.98m (7'6" x 6'6")

Overlooking the front of the apartment with a central heating radiator and double-glazed window.

Furnished with a desk and chair; ideal for working from home.

Shower room

A combined three piece white suite comprising; a walk-in shower cubicle with an electric 'Mira' shower, pedestal wash basin and a low flush W.C. Extractor, central heating radiator, fully tiled to the walls and having lino flooring.

Exterior

The apartment benefits from having a single garage that has power and light installed and access to additional roof storage. The garage is en-block and there is also an allocated parking space along with ample visitor parking.

The Landlord is providing a dryer in the garage

No Deposit Scheme Offered/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service charge to Reposit whilst Landlord's will receive 8 weeks protection.

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

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.emsleysstateagents.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 Informtion

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.





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.

