



Pawson Street | Robin Hood | WF3 3BL

£850 PCM

Unfurnished Two Bedroom Mid Terrace | Council Tax Band B | EPC Rating C
No Deposit Scheme Offered/Reposit | Deposit £1009 | Min 12 months tenancy | Available Now | Pets considered with an increase in rent of 2% | Broadband FTTC/ Mobile coverage "Likely" for all providers as suggested by Ofcom | On-street parking

Emsleys | estate agents



Unfurnished * Two bedroom mid -terrace * EPC rating C * Modern kitchen/diner * Neutral decor* Good location for commuting

This unfurnished two bedroom through terrace features double-glazing and gas central heating and an energy efficiency rating of C. The property has neutral decor throughout and is available the beginning of April. The accommodation briefly comprises to the ground floor; a lounge and fitted kitchen. To the first floor there is a double bedroom, single bedroom and a bathroom with a three piece suite. To the outside there is an enclosed yard to the rear with views overlooking the fields and to the front there is on-street parking. The property is ideal for commuting to Wakefield or Leeds and is close to the M62/M1 motorways.

EPC Rating C
 No smokers
 Council tax Band B
 No Deposit Scheme Offered/Reposit
 A Pet considered with an increase in rent of 2%.
 Deposit £1009
 Minimum 12 months tenancy
 Broadband FTTC/ Mobile coverage Good for all providers and 5G as suggested by Ofcom.
 Available Now

Please Read BOOK A VIEWING"

Ground floor

Lounge 4.60m x 4.11m (max) (15'01" x 13'06" (max))

Entered directly from the street, this good size room has neutral decor, a carpet and a feature brick fireplace. Door leading to:

Kitchen/Diner 2.44m x 4.01m (max) (8'58" x 13'02" (max))

Fitted kitchen with wall and base level units, tiled splashbacks, neutral decor and tiled flooring. Stainless steel sink with a single drainer and appliances including an electric oven, gas hob, chrome extractor hood and plumbing for a washing machine. Room for a kitchen table. Door leading to the rear yard and garden.

First floor

Bedroom One 4.04m x 3.35m (max) (13'03" x 11'96" (max))

This double bedroom faces over the front of the house, has neutral decor and is fully carpeted.

Bedroom Two 1.83m x 2.44m (max) (6'97" x 8'56" (max))

This single bedroom faces over the rear of the house, has neutral decor and is fully carpeted.

Bathroom 2.44m x 1.52m (max) (8'33" x 5'77" (max))

Extensively tiled, the bathroom has a chrome heated towel rail and a three piece suite comprising; panelled bath with shower over, wash hand basin and WC.

Outside

To the rear is a walled yard with an out house and beyond is a small grassed area. There are views over fields to the rear of the house and garden. There is on-street parking to the front of the house.

Directions

From our Rothwell office turn right onto the A654/Marsh Street. Turn left onto A61/Leeds Road then right onto Pawson Street where the property can be identified by our Emsleys To Let board.

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.

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.

Book A Viewing

If you wish to view the property, please use the link below and complete the application form: <https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- 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>.

- We will then commence referencing, if required.
- 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.
- 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.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
- 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.
- 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.

