



East View | Kippax | LS25 7HB

£875 PCM

Unfurnished two bedroom mid-terrace house with parking to the rear | Newly Decorated | EPC rating D | Council Tax Band A | Deposit £1009  
| Min 12 months tenancy | Available 1st May | No Smoking | Broadband FTTC | Mobile Coverage Likely for all networks as suggested by Ofcom

Emsleys | estate agents





\*\*\* UNFURNISHED LARGE MID-TERRACE. TWO BEDROOMS. PARKING. OFF-STREET PARKING. CLOSE TO AMENITIES. \*\*\*

This mid-terrace house is tucked away but within walking distance of Kippax high street and the local amenities in the area. The property is finished to a good standard and is ideal for a couple or young family. Briefly comprising to the ground floor: lounge with an electric fire, kitchen/diner with stairs to a cellar room. To the first floor are two bedrooms and a family bathroom. The property benefits from double-glazing and gas central heating. To the outside is an off street parking space and a small patio garden to the rear. Within easy reach of amenities and motorway networks.

EPC Rating D  
 Council Tax Banding A (Leeds City Council)  
 Deposit £1009  
 No smoking  
 Available Now  
 A 12-month Tenancy offered.  
 Broadband FTTC  
 Mobile coverage Likely for all networks as suggested by Ofcom.  
 A Must View House!  
 Please see BOOK A VIEWING.

### Ground floor

#### Rear Porch and utility room

The rear porch goes on to a gravelled driveway and houses useful work top space with space below for dryer and washing machine.

#### Dining Room 3.66m x 3.66m (12 x 12)

A large dining room with newly fitted wood effect flooring and a kitchen off towards the back and a door leading to a cellar room.

#### Kitchen

A recently fitted kitchen with black work tops and plenty of cupboard space as well as an integrated fridge/freezer, an electric oven and hob with an extractor over.

#### Cellar room 3.91 x 2.92 (12'9" x 9'6")

The cellar has been made into a useful living space, is carpeted and newly decorated.

#### Lounge 3.99 x 3.33 (13'1" x 10'11")

Entered from the front door, this good size living room has been newly decorated and has newly laid wood effect flooring. Inset into the chimney breast is a fire and feature fire place which makes a nice feature.

### First Floor

#### Bedroom 1 3.38 x 3.23 (11'1" x 10'7")

Large bedroom looking over the front of the property, being newly decorated, having a new carpet and a built-in cupboard in the corner.

#### Bedroom 2 3.66 x 2.11 (12'0" x 6'11")

Looking over the rear of the property and having a newly fitted built-in large floor to ceiling wardrobe and a desk/dressing table.

#### Family Bathroom

This newly installed bathroom is extensively tiled and has a W.C, wash hand basin, panelled bath with shower over and a chrome heated towel ladder.

#### Outside

To the rear is an off-road parking space and to the front a small walled patio garden with views over fields.

#### Book A Viewing

Please send us your details to organise a viewing  
 Applications can be made by using the link below:



<https://www.emsleysestateagents.co.uk/renting/viewing-application-form>

1. The viewers must find their own way to the property. The Estate Agent will not share a car.
2. The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.
3. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
4. We will inform the landlord of your wish to let the property.
5. If agreed, we will send you confirmation information by email.
6. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
7. 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>.

8. We will then commence referencing, if required.
9. 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.
10. 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.
11. On the conclusion of referencing we will re confirm a check in date to the property.
12. We will send out draft paperwork electronically for you to read.
13. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
14. 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.
15. 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.





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.

