



4 Barley Hill Lane | Garforth | LS25 1DW

£795 Per Month

Unfurnished | First Floor Two bedroom & Two Bathroom apartment | EPC Rating C | Council Tax Band A  
Deposit £917 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy | Broadband FTTC | Broadband FTTC | Mobile coverage "Likely"  
for All Operators | Available 22 May

**Emsleys** | estate agents



\*\*\*UNFURNISHED. TWO BEDROOMS & TWO BATHROOMS. FIRST FLOOR APARTMENT. HEART OF GARFORTH. PARKING \*\*\*

This good size two bedroom unfurnished first floor apartment has been newly decorated and is located above the Nisa Supermarket in the heart of Garforth which offers a large array of shops, banks, post office, bars and cafes. Close to the M1/A1, therefore having good motorway links.

The apartment benefits from PVCu double-glazing and gas central heating along with an off-street parking space. The accommodation briefly comprises; hall way, open-plan living area with a modern fitted kitchen, two bedrooms, one with an en-suite shower room and a further bathroom. Modern white décor and laminate flooring throughout.

No Smoking  
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 Read Book A Viewing



### Hall way

The apartment is accessed from the communal hallway and has a small internal hallway which has doors leading to:

### Open-plan Lounge/Kitchen 3.02m x 4.83m (max) (9'11" x 15'10" (max))

This good size open-plan lounge/kitchen has been newly decorated and has laminate flooring. Two good size PVCu double-glazed windows give views over the front of the building. Having modern gloss purple kitchen units with work tops over and an electric hob, oven and washing machine are provided.

### Bedroom one 3.00m x 3.05m (max) (9'10" x 10' (max))

This double bedroom has been newly decorated, has laminate flooring and two good sized PVCu double-glazed windows with views over the side of the building.

### Bathroom 2.41m x 1.35m (max) (7'11" x 4'05" (max))

This internal modern bathroom has a three piece white suite; with a low level W.C, wash-hand basin, panelled bath with a shower over the bath and shower screen, being extensively tiled and having a heated towel ladder.

### Bedroom Two 3.58m x 3.05m (max) (11'09" x 10' (max))

This double bedroom has been newly decorated, has laminate flooring and two good sized PVCu double-glazed windows with views over the front of the building.

### En-suite Shower Room 2.41m x 1.35m (max) (7'11" x 4'05" (max))

This good size shower room is extensively tiled and has a low level W.C, wash hand basin, walk-in shower cabinet and a heated towel rail.

### Outside

To the rear of the apartments and Nisa Supermarket is a car park where there is space for one car parking per apartment.

### 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 Reposit 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.

### Renting Through Emsleys

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.

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

### 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.

### Location

The apartment is situated above Nisa Supermarket on Main Street.

The access to the apartment is from the Nisa Car Park and the entrance is above the shop . There is an external walk way for residents to the blocks entrance door and hallway





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.

