



Clayton Way | Stourton | LS10 2HF

£1,300 PCM

Unfurnished | Three bedroom detached house | EPC rating C Council Tax Band C | No Smoking
| Deposit £1500 | Minimum 12 months tenancy | Broadband FTTC Mobile Coverage All networks "Likely" outside with all operators "Likely"
on O2 indoors as suggested by Ofcom | Available Beginning of June

Emsleys | estate agents



*** Unfurnished. Newly Decorated. New Flooring* Three bedroom detached house. Good commuter links. Garage. Garden*8*

This unfurnished three bedroom detached house is newly decorated and has new flooring fitted. The house benefits from gas central heating and double-glazed windows. Located as part of a small collection of cul-de-sacs accessed via Pepper Road this house positioned for easy access into and out of the city centre, as well as the other popular residential areas of Leeds Dock and the Calls. The house is set over two floors and occupies east, south and west-facing aspects and has a large enclosed rear garden. The property comprises to the ground floor: lounge, kitchen/diner with both integrated and free-standing appliances, including an electric oven, hob and extractor hood, conservatory and access to the integrated garage. To the first floor are two double bedrooms, a single bedroom and a shower room. The front has access to a single garage, with an up-and-over door, as well as off-street parking for approximately four cars, whilst the rear is an enclosed garden, ideal for families.

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Read Book A Viewing.

Ground floor

Hallway

Entrance hall and doors leading to:

Lounge 4.29m x 5.49m (max) (14'1" x 18' (max))

A good size lounge facing over the front of the house with a feature fire and surround, recess under the stairs which gives additional space, newly decorated in neutral decor and new laminate flooring.

Kitchen/diner 4.29m x 2.84m (14'1" x 9'4")

This modern kitchen/diner, is well fitted with beech wall and base units with appliances including a double electric oven, ceramic hob and extractor hood over, washing machine and space for a free-standing fridge/freezer. Access to a large conservatory via PVCu double-glazed patio doors.

Conservatory

Conservatory with tiled flooring and a door leading to the rear garden.

Bedroom One 2.46m x 3.84m (max) (8'1" x 12'7" (max))

The main double bedroom is newly decorated in a neutral decor and has a large square bay window which overlooks the front of the house. The bedroom benefits from a walk-in-wardrobe.

Bedroom Two 2.62m x 3.15m (max) (8'7" x 10'4" (max))

This double bedroom faces over the rear of the house, having a fitted wardrobe, being newly decorated in neutral decor and fully carpeted.

Bedroom Three 1.75m x 2.77m (max) (5'9" x 9'1" (max))

Facing over the front of the property is the single bedroom with a built-in storage cupboard, is newly decorated in a neutral decor and fully carpeted.

Shower Room

There is also a well fitted house shower room, with walk-in electric shower, WC and wash-hand basin.

Garage & Driveway.

To the front is a good size brick-blocked driveway for parking of approximately 3-4 cars and which leads to a single garage.

Garden

There is an enclosed rear garden which has a south-east facing aspect and is laid mainly to lawn.



Book A Viewing

If you wish to view the property, please use the link below and complete the application form: <https://www.emsleysstateagents.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

Directions

Leave Rothwell and turn right onto the A654, bear right onto Copley Lane, continue forward onto Sharp Lane, continue forward onto Throstle Road, at the roundabout proceed straight ahead into Belle Isle Road. Turn right at Belle Isle Circus and then left onto Middleton Road. Cross over the M621 and continue taking the first right into Clayton Road and then the second left into Clayton Way where the house will be identified by Emsleys To Let board.

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 Deposit).
- 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.

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