



Pinders Green Drive | Methley | LS26 9BA

£890 PCM

Unfurnished | Two bedroom semi-detached | EPC rating D | Deposit £980 | No Deposit Scheme Offered/Reposit | Council Tax Band B (Leeds City Council) | Minimum 12 months term | Broadband FTTC | Mobile Coverage All networks "Likely" outside, 02 and Vodafone "Likely" indoors as suggested by Ofcom | Available after 27 April.

**Emsleys** | estate agents



**\*\*\*UNFURNISHED. TWO BEDROOM SEMI-DETACHED HOUSE. SOUGHT AFTER LOCATION. DRIVEWAY\*\*\***

This nicely presented, two bedroom semi-detached house is located within a cul-de-sac in the popular village of Methley and has excellent access to commuter links to Leeds, Castleford and beyond. The property is well presented, and had new flooring in 2022 and a newly fitted kitchen. The house briefly comprises; lounge, kitchen/diner and a conservatory. To the first floor are, a good size single bedroom, a double bedroom and a modern house bathroom with a shower over the bath. Externally there is a small garden area to the front and a driveway. To the rear is an enclosed garden with a patio area and the rest being pebbled for easy maintenance.

EPC rating D  
 Council Tax Band B (Leeds City Council)  
 No smoking  
 No Deposit Scheme Offered  
 Deposit £1026  
 Minimum 12 months tenancy  
 Broadband FTTC Mobile Coverage All networks "Likely" outside, 02 and Vodafone "Likely" indoors as suggested by Ofcom.  
 Available after 27 April 2024  
 Read Book A Viewing.

**Ground floor**

**Living Room 3.73m x 3.05m (max) (12'03" x 10' (max))**

Entered from the front door, this good size living area has neutral decor and had new carpets in 2022. There is a gas fire and surround that add a nice feature to the room.

**Kitchen Area 2.49m x 3.96m (max) (8'02" x 13' (max))**

From the living room, this newly fitted kitchen has modern wall and base level units, a newly fitted five burner gas hob with an extractor above and new built-in electric oven. Plumbing for a washing machine and dishwasher is provided and space for a fridge/freezer. Open-plan to the conservatory.

**Conservatory 2.21m x 3.07m (max) (7'03" x 10'01" (max))**

Entered from the kitchen, this conservatory is a useful addition to the house and could be used as a further living area/dining room. There is a composite PVCu patio door leading to the rear garden.

**First floor**

**Bedroom One 3.51m x 3.96m (max) (11'06" x 13 (max))**

Overlooking the front of the house, this double bedroom had newly laid carpet in 2022 and has neutral decor. There is a useful built-in storage cupboard.

**Bedroom Two 2.74m x 1.93m (max) (9' x 6'04" (max))**

Overlooking the rear of the house, this good size single bedroom had newly laid carpet in 2022 and has neutral décor.

**Bathroom 1.68m x 1.91m(max) (5'06" x 6'03"((max))**

This modern white bathroom suite has a low level W.C, hand basin, panelled bath with shower over and a shower screen, is extensively tiled and has newly laid flooring.

**Outside**

To the front of the house is a small garden area and driveway. To the rear is a patio area and pebbled garden for ease of maintenance.

**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 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.

**Book A Viewing**

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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.

