



Ashbourne Avenue | Pendas Fields | LS15 8GZ

£1,350 PCM

Immaculate Two Bedroom End Town House | Council Tax Band B | EPC Rating C | Deposit £1,557  
| No Deposit Scheme Offered/Reposit | Min 12 months tenancy | Available Now | Broadband FTTF Mobile Coverage all networks "likely" outdoor, Three "Likely" indoor as suggested by Ofcom | Charging point | Driveway parking.

**Emsleys** | estate agents



\*\*\* UNFURNISHED. TWO BEDROOM END TOWN HOUSE. DINING/KITCHEN. TWO DOUBLE BEDROOMS WITH EN-SUITE BATHROOM/SHOWER ROOM. OFF-ROAD PARKING. CHARGING POINT\*\*\*

This fantastic modern TWO BEDROOM END TOWN HOUSE is offered unfurnished and is located to the east of the city, just off the M1 and adjacent to the Springs retail park that includes shops, restaurants, a state of the art Odeon cinema and will ultimately have its own railway station. The property has light and airy accommodation, which benefits from double-glazing and central heating, and marble tiled flooring throughout. The accommodation briefly comprises: Entrance vestibule, cloaks/WC, good sized lounge with stairs to the first floor and a modern dining/kitchen with high gloss fronted units, built-in larder fridge/freezer, dishwasher, double oven and hob, and the dining area has double-doors leading out into the rear garden. To the first floor, there are two double bedrooms - master with an en-suite bathroom and en-suite shower room to bedroom two.

There is a driveway to the side of the property and a fully enclosed lawned garden (that is currently being turfed ) and a storage shed.

No Smoking

Broadband FTTF

Mobile Coverage all networks "likely" outdoor, Three "Likely" indoor as suggested by Ofcom

Council Tax Band B

EPC Rating B (Leeds City Council)

Deposit £1,557

Minimum 12 month tenancy

Available Now

PLEASE READ "BOOK A VIEWING"

A MUST VIEW HOUSE!!

## Ground Floor

### Entrance Vestibule

Radiator, marble tiled flooring and a door to:

### Guest WC 1.52m x 0.91m (max) (5'45" x 3'85" (max))

Fitted with a two-piece suite comprising; wash hand basin and a low-level WC. Extractor fan, tiled splashback, radiator and marble flooring.

### Lounge 4.57m x 3.15m (max) (15'67" x 10'04" (max))

Double-glazed window to the front, radiator, built-in under-stairs storage cupboard, stairs to the first-floor landing, Marble flooring and a door to:

### Understairs Cupboard

The understairs cupboard houses a freestanding freezer and has room for further storage of items.

### Kitchen/Dining 2.44m x 4.27m (max) (8'89" x 14'22" (max))

Fitted with a range of high gloss front base and eye level units with worktop space over with drawers, one and half bowl stainless steel sink unit with a single drainer and mixer tap and tiled splashbacks. Integrated larder fridge/freezer, dishwasher, automatic washing machine, built-in electric double oven and hob with an extractor hood over. Double-glazed window to the rear, marble flooring and double-glazed French double doors to the rear garden.

## First Floor

Open marble staircase leads to:

### Main Bedroom 2.44m x 3.94m (max) (8'81" x 12'11" (max))

Picture double-glazed windows to the front, marble flooring and bank of fitted wardrobes and a door to:

### En suite Bathroom 1.52m x 1.83m (max) (5'49" x 6'21" (max))

Fitted with a three-piece modern white suite comprising; panelled bath with shower and glass screen over, wash hand basin and a low-level WC. Extensively tiled in marble tiling, extractor fan, shaver point and a heated towel ladder.

### Bedroom Two 3.35m x 3.20m (max) (11'26" x 10'06" (max))

Double-glazed window to the rear, radiator, built-in storage wardrobe, marble flooring and a door to:

### En Suite Shower Room 2.44m x 0.91m (max) (8' x 3'78" (max))

Fitted with a three-piece modern white suite with shower cabinet, wash hand basin and a low-level WC. Extractor fan, shaver point, extensively tiled in marble tiling, heated towel ladder and a double-glazed window to the rear.

## Outside

To the front is small lawn and driveway for at least two cars and an electric charging point to the side of the property. To the rear is an enclosed garden (which the Landlord will be turfing,) and a storage shed. The house overlooks the railway line and has views over countryside beyond.

## 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 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.

## 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/>

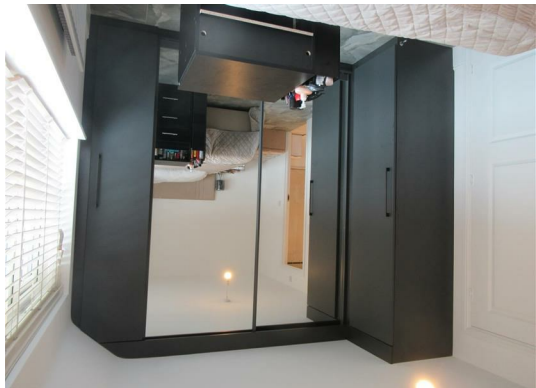
- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, 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.