



Swithens Street | Rothwell | LS26 0BU

£895 PCM

UNFURNISHED | TWO BEDROOM SEMI-DETACHED COTTAGE | Council Tax Band B | EPC Rating D

Emsleys | estate agents



*****UNFURNISHED * NEWLY REDECORATED * GARAGE AND DRIVEWAY * TWO BEDROOMS * SEMI-DETACHED COTTAGE * CLOSE TO THE TOWN CENTRE*****

A well presented two bedroom semi-detached cottage located a short walk from Rothwell town centre which offers a range of local amenities. The property briefly comprises; kitchen/breakfast room, lounge and to the first floor are two bedrooms and a house bathroom with an electric shower over the bath. A great feature of the property is the single garage and driveway for off street parking.

To the rear of the property is an open courtyard with a right of way for the neighbouring cottage.

EPC Rating D

Council Tax Band B (Leeds City Council)

No smoking

Deposit £1032

No Deposit Scheme offered/Reposit.

Broadband FTTC. Mobile coverage "Likely" all networks as suggested by Ofcom.

Mains supply.

Minimum 12 months term

Available Now

Read **BOOK A VIEWING**.

Ground floor

Lounge 4.55m x 3.35m (max) (14'11" x 11' (max))

Accessed by the front door, this lounge has neutral decor, a radiator and has newly fitted carpets.

Kitchen/Dining 3.02m x 4.27m (max) (9'11" x 14' (max))

Accessed from the downstairs landing or rear entrance door, this good size kitchen/dining, has wall and base level kitchen units with worktops over, an electric oven, gas hob with a cooker hood over, a radiator and is extensively tiled.

Cellar

From the kitchen steps lead to a cellar that can be used for storage of non perishable items.

First floor

Bedroom One 4.27m x 3.35m (max) (14' x 11' (max))

To the first floor this good size double bedroom looks over the front of the property, has neutral decor, varnished floorboards and a radiator.

Bathroom

A white bathroom suite with WC, wash-hand basin, bath with an electric shower over and shower curtain, tiled splashbacks, vinyl floor and a radiator.

Bedroom Two 3.00m x 1.96m (max) (9'10" x 6'05" (max))

Overlooking the rear of the property is a single bedroom with neutral decor, is fully carpeted and has an open storage cupboard.

Garage

Separate to the house is a single garage with an up-and-over door with a driveway in front for off-street parking.

Garden

To the rear of the cottage is an courtyard garden with a gate giving a right of way for the neighbour to cross.

Directions

From the office on Commercial Street, head north on Butcher Lane towards Commercial Street, continue onto Church Street, at the roundabout, take the second exit onto Ingram Parade, at the roundabout, take the second exit and stay on Ingram Parade, at the roundabout, take the third exit onto Gillett Lane, turn right onto A654, turn left onto Swithen's Street where the property can be located on the right identified by our Emsleys To Let board.

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.

Tenant 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.

Book A Viewing

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.

3. 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.



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.

