



The Drive | Crossgates | LS15 8ER

£1,500 PCM

Immaculate Unfurnished Four Bedroom Semi-Detached House | Council Tax Band D | EPC Rating D | Deposit £1730 | No Deposit Scheme Offered/Reposit | Min 12 months tenancy | Broadband FTTC | standard & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for 02 indoors, outdoors all networks "Likely" as suggested by Ofcom | Driveway & Single Garage | Available End of August

Emsleys | estate agents



Unfurnished Four Bedroom Semi-Detached House | *Immaculate| Popular Location* Modern Fittings & Open Plan Family Room /Kitchen * Gardens Front & Rear* Driveway* Single Garage***

Welcome to this stunning property located on The Drive in Crossgates, Leeds. This immaculate semi-detached house boasts 4 bedrooms, 1 family bathroom, and a fantastic open plan living area - perfect for modern living. One of the highlights of this property is the top floor with an en suite shower room, providing a touch of luxury and privacy. The property also features a garage, driveway, and lovely gardens, ideal for enjoying the outdoors or entertaining guests.

Situated close to the railway station and Crossgates, this home offers convenience and easy access to amenities. The desirable location adds to the appeal of this charming property, making it a fantastic opportunity for anyone looking for a comfortable and stylish home in a sought-after area.

Don't miss out on the chance to make this house your own and enjoy the wonderful lifestyle it has to offer. Contact us today to arrange a viewing and experience the charm of this beautiful property on The Drive.

Council Tax Band D (Leeds City Council)

EPC Rating D

Deposit £1730

No Deposit Scheme Offered/Reposit

Min 12 months tenancy

No Smoking

Broadband FTTC | standard, & ultrafast available as suggested by Ofcom.

Mobile Coverage "Likely" for O2 indoors, outdoors all networks "Likely" as suggested by Ofcom.

Available the end of August

A MUST VIEW HOUSE.

Read "Book A Viewing"

Hallway

The property is entered via a vestibule with featured period stain glass windows and into the inner hallway which has polished wood floors neutral decor, a varnished wood staircase leading to the first floor and door leading to :

Lounge 4.67m x 3.58m (15'4 x 11'9)

The lounge has a large a bay window giving lots of light and views over the front of the property. Modern decor and is fully carpeted.

A feature ornamental fireplace with a polished wood mantelpiece forms a centrepiece for the room.

Open Dining/ Family Room/Kitchen 6.10m x 2.13m (20'80 x 7'19)

This impressive open plan living area occupies the extension into the conservatory to the rear with doors leading to the rear garden.

Polished wooden floors and neutral decor make living area modern but the house retains some feature stain glass windows that provide lovely period features.

The room is divided into differing areas making the space ideal for family living with a dining area, family area and kitchen

The dining table and chairs are provided along with the sideboard..

Kitchen Area 4.27m x 3.05m (14'72 x 10'21)

The modern white high gloss units provide plenty of storage and are complimented by black worktop and modern black and white tiled floors.

There is a built in double electric oven, five burner gas hob with extractor over, integrated washing machine. American style Fridge/Freezer.

Plumbing for a dishwasher is available.

First Floor

The staircase leads to the first floor landing and rooms leading to:

Bedroom One 3.66m x 2.74m (12'45 x 9'69)

This double bedroom has neutral decor and is fully carpeted,

There is a set of built in wardrobes and the room overlooks the rear of the house and has feature stain glass inset into part of the window giving it a modern but period feel.

Bedroom Two 4.47m x 2.79m (14'08 x 9'02)

This double bedroom has neutral decor and is fully carpeted,

There is a set of built in wardrobes and the room overlooks the front of the house

Bathroom

The decent size main family bathroom has a modern four piece white bathroom suite with a walk-in shower cabinet, paneled bath, WC and hand-basin inset into a vanity unit.

Extensively tiled

Bedroom Three 2.44m x 2.74m (8'92 x 9'64)

This large single bedroom has recently been used as an study .

Neutral decor and polished wood flooring.

Second Floor

From the first floor landing stairs lead to the second floor attic room.



Bedroom Four 5.18m x 5.72m (17'49 x 18'09)

This large double bedroom has a dormer window facing over the rear garden and velux window to the front.

The bedroom has built in wardrobes and bedroom furniture,

Fully carpeted and neutral decor.

Door leading to:

Ensuite Shower

This en-suite bathroom has a white bathroom suite consisting of a walk-in-shower cabinet, WC and hand basin inset into a vanity unit.

Extensively tiled.

Gardens

The house has well maintained gardens to the front and rear, laid mainly to lawn

To the rear is an enclosed garden with a patio area and a further decked area for enjoying sunny days and evenings in the garden

Driveway and Garage

The house is entered via a gated driveway leading to further rear gates.

Beyond the gates is a single built garage which provides further storage.

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 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

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.



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.

