



Newsam Lodge, Selby Road | | LS9 0EW

£1,500 PCM

Furnished Five Bedroom Maisonette | EPC Rating D | Council Tax Band B | Deposit £1730 | No Deposit Scheme/Reposit Offered | Designated Parking Area | min 12 months tenancy | available

Emsleys | estate agents

\*\*\* FURNISHED\* FIVE BEDROOM FIRST FLOOR MAISONETTE\* MODERN DECOR\* UNALLOCATED PARKING AREA\* EASY ACCESS TO LEEDS CITY CENTRE\*IDEAL FOR A FAMILY\*\*\*

This modern first floor maisonette is fully furnished and features PVCu double-glazing and gas central heating throughout. With modern neutral decor throughout the apartment comprises: ground floor hallway and shower room. To the first floor are three double bedrooms and two single bedrooms all furnished with beds, wardrobes and chest of drawers and their own wash-hand basins. Adjacent to bedroom one is a further shower room with electric shower, a fully equipped kitchen with built in electric oven and hob, washing machine, fridge/freezer and microwave and a lounge/dining room with modern furniture and T.V. To the front of the property is a designated parking area for parking of two or more cars.

EPC Rating B

Council Tax Band B (Leeds City Council)

Deposit £1730

No Deposit Scheme Offered/Reposit.

Mobile Coverage: All Operator "Likely" outdoor; Three & Vodafone "Likely" indoor as suggested by Ofcom.

Broadband: FTTC, Standard, Superfast & Ultrafast available according to Ofcom. Virgin available.

No smokers

Available Now

Min 12 months tenancy

Viewing recommended.

Please Read "Book a Viewing"

## Ground Floor

### Hallway

The entrance door leads directly to the hallway with staircase leading to the first floor and do to:

### Shower Room 1.83m x 1.83m (max) (6'39" x 6'36" (max))

This modern shower room has a walk-in-cabinet, with electric shower. W.C and wash-hand basin inset into a vanity unit.

Heated Towel ladder. Vinyl flooring and tiled splashback to the shower cabinet.

## First Floor

### Bedroom One 3.84m x 3.66m (max) (12'07" x 12'16" (max))

Facing over the rear of the property, this good size double bedroom is fully furnished as seen.

Neutral decor and fully carpeted.

### Bedroom Two 2.13m x 2.82m (max) (7'61" x 9'3" (max))

Facing over the front of the property, this single bedroom is fully furnished as seen. Neutral decor and fully carpeted.

### Bedroom Three 2.44m x 3.35m (max) (8'75" x 11'79" (max))

Facing over the front of the property, this double bedroom is fully furnished as seen.

Neutral decor and fully carpeted.

### Shower Room 2.13m x 1.83m (max) (7'62" x 6'42" (max))

This modern shower room has a walk-in-cabinet, with electric shower. W.C and

wash-hand basin inset into a vanity unit.

Heated Towel ladder. Vinyl flooring and tiled splashback to the shower cabinet.

### Bedroom Four 2.44m x 3.05m (max) (8'88" x 10'85" (max))

Facing over the front of the property, this double bedroom is fully furnished as seen.

### Bedroom Five 2.74m x 2.13m (max) (9'31" x 7'80" (max))

Facing over the front of the property, this single bedroom is fully furnished as seen. Neutral decor and fully carpeted.

### Kitchen 3.66m x 1.83m (max) (12'16" x 6'29" (max))

This modern kitchen has high gloss light grey high and low units with black worktop over.

The kitchen is fully equipped with an electric oven and hob with cooker hood over, washing machine and freestanding fridge/freezer.

The kitchen also houses the central heating boiler,

Tiled splash backs and vinyl floor.

### Lounge/Dining Room 3.89m x 3.66m (max) (12'09" x 12'16" (max))

Facing over the rear of the property, this modern lounge/dining room, has modern "L" shaped sofa, six seater dining table. And T.V to the wall.

Neutral decor and fully carpeted.

## Outside

To the front of the property is a railed parking area for the use of the tenants.

The entrance door is to the rear of the property and leads directly into the maisonette.

## 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.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

## No Deposit Scheme/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.





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.