



Redhall Garth | Whinmoor | LS14 1DZ

£995 PCM

Unfurnished | Three bedroom bungalow | Council Tax Band D|EPC rating E| Council tax band D|No Deposit Scheme Offered /Reposit| Deposit £1148| A Pet considered but no dogs with an increase in rent of £25 pcm |6 months tenancy with a pet renewable| 12 months without| Mobile: Indoor 02 "Likely". Outdoor All Operators "Likely" as suggested by Ofcom|Broadband: Standard, Superfast & Ultrafast available as suggested by Ofcom| Available Now.

Emsleys | estate agents



***WELL PRESENTED * THREE BEDROOM DORMER BUNGALOW * STUDY * GARDEN * POPULAR LOCATION * DRIVEWAY & GARAGE ***

This three bedroom semi-detached dormer bungalow is offered unfurnished and is available now. The property benefits from gas central heating and double-glazed windows. The accommodation briefly comprises to the ground floor; fitted kitchen with appliances, large lounge with a door to the rear garden, double bedroom with a storage cupboard, single bedroom, a modern bathroom with a two piece suite and a separate WC. To the first floor is the master bedroom with fitted wardrobes, and a study/dressing room. There is a separate useful storage area in the eaves. To the front of the property is a gravelled garden with well stocked flower beds and a driveway leading to a detached single garage which has power and lighting and is ideal for storage. To the rear of the property is an enclosed garden mainly laid to lawn with a pond and flower beds.

EPC rating E

Council tax band D

No smokers

No Deposit Scheme Offered /Reposit

Deposit £1148

A Pet considered but no dogs with an increase in rent of £25 pcm.

6 months tenancy with a pet renewable

12 months without

Broadband: Standard, Superfast & Ultrafast available as suggested by Ofcom

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Please Read Book A Viewing

Ground floor

Porch

The front door leads to a small porch with an internal door leading to:

Hallway

The internal hallway has stairs leading to the first floor and doors leading to:

Lounge 4.88m x 3.66m (max) (16'58" x 12'15" (max))

With neutral decor, fully carpeted, remote control electric fire and a large picture window overlooking the garden. Door to the rear garden.

Kitchen 3.05m x 2.74m (max) (10'51" x 9'34" (max))

Fitted kitchen with white wall and base level units, tiled splashbacks, neutral decor, tile effect laminate flooring, electric oven and hob, stainless steel sink with single mixer tap and drainer, washing machine and a fridge with a freezer compartment.

Bedroom One 3.35m x 3.35m (max) (11'15" x 11'15" (max))

Ground floor double bedroom overlooking the front garden. Neutral decor, fully carpeted and a storage cupboard.

Bedroom Two 2.13m x 3.05m (max) (7'191" x 10'87" (max))

Ground floor single bedroom overlooking the front garden, with neutral decor and being fully carpeted.

WC 1.52m x 0.61m (max) (5'70" x 2'73" (max))

Separate WC adjacent to the bathroom.

Bathroom 1.52m x 1.52m (max) (5'70" x 5'21" (max))

Modern white bathroom suite, extensively tiled and comprising: panelled bath with electric shower over and a wash hand basin.

First Floor

Bedroom Three 4.27m x 5.18m (max) (14'86" x 17'71" (max))

Situated within the dormer with stairs leading from the hallway. A double bedroom with neutral decor and fully carpeted.

Study/Dressing Room 1.52m x 3.35m (max) (5'85" x 11'22" (max))

This room has a 'Velux' window, is fully carpeted and has an electric panel heater.

Eaves Storage

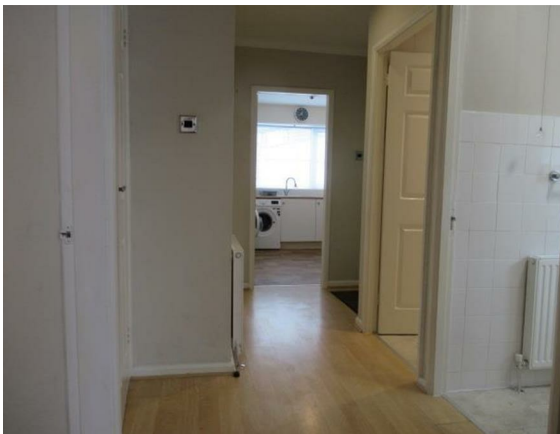
Adjacent to the bedroom is eaves storage.

Driveway and Garage

There is a driveway to the side and to the rear of the driveway is a single detached garage with power, that can be used for storage.

Garden

To the front is a well maintained garden with pebbles and to the rear is an enclosed garden mainly laid to lawn with a feature mature tree.



Directions

From the Crossgates office, proceed along Austerhorpe Road and turn right at the traffic lights. Proceed straight ahead at the next three roundabouts on to the Ring Road. At the next traffic lights, turn right on to Coal Road. Proceed to the end of the road, at the painted roundabout turn left on to Redhall Lane and take the second left on to Red Hall Way. Proceed along, and turn right on to Red Hall Garth where the property will be indicated by our Emsleys To Let board.

Book A Viewing

Hi

Thank you for your enquiry.

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 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and affordability. 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 24 hours before 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

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.

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 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.

No Deposit Scheme Offered/Reposit



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.

