



Magnolia Road | Seacroft | LS14 6WR

£1,400 PCM

Unfurnished Four bedroom mid-terrace Townhouse | Council Tax Band D | EPC Rating B | No smokers | Deposit £1615 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoor, Vodafone & O2 "Likely". Outdoors all networks "Likely" as suggested by Ofcom | Min 12 months tenancy | Available Now.

Emsleys | estate agents



*** WELL-PRESENTED FAMILY HOME. * UNFURNISHED FOUR BEDROOMS MID TERRACE TOWNHOUSE * GARAGE & DRIVEWAY * EASY ACCESS TO AMENITIES & TRANSPORT LINKS. ***

This mid-terrace Townhouse is situated over two floors, its nicely presented with modern window shutters, décor and fittings. The spacious accommodation comprises entrance hallway, guest W.C, living room, kitchen/diner, four good size bedrooms with an en-suite to the master bedroom and a family bathroom. To the outside is an enclosed rear garden leading to a single garage with power and driveway parking. Popular location close to numerous local amenities including shops, schools, and transport links.

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Available Now
Min 12 months tenancy
Viewing recommended.
Please Read "Book A Viewing"

Hallway

The front entrance door leads to the hallway with neutral décor and laminate flooring and doors leading to:

Guest W.C 0.97m x 1.83m (max) (3'02" x 6'21" (max))

The Guest W. C has a white W.C and wash-hand basin.

kitchen/Dining Room 2.44m x 6.10m (max) (8'79" x 20'61" (max))

This modern kitchen has high and low units with work tops over.

Electric oven and hob with extractor over.

Integrated washing machine and fridge/freezer and space for a washing machine.

There is an area for a dining table.

Living Room 4.57m x 3.96m (max) (15'86" x 13'59" (max))

To the rear of the house is the living room with modern décor and laminate flooring.

PVCu patio doors lead to the rear garden and give lots of light to the room.

The Landlord is leaving the T.V which is wall mounted but will not repair or replace this if it breaks down.

First Floor

Bedroom One 4.57m x 3.96m (amx) (15'85" x 13'58" (amx))

This double bedroom faces over the front of the house. Modern décor and laminate flooring. Built-in treble wardrobe with sliding glass doors.

Family Bathroom 2.13m£ x 2.36m (max) (7'47E x 7'09" (max))

This decent size family bathroom has a white three-piece suite of a W.C, panelled bath and wash hand basin inset into a vanity unit. Extensively tiled.

Bedroom Two 2.44m x 4.57m (max) (8'93" x 15'77" (max))

This double bedroom faces over the rear of the house. Modern décor and laminate flooring. Built-in treble wardrobe with sliding glass doors.

Second Floor

To the second-floor landing is a cupboard housing the central heating boiler.

Bedroom Three 4.57m x 2.74m (max) (15'81" x 9'36" (max))

Overlooking the front bedroom this double bedroom has modern décor and is fully carpeted.

There is also a built-in double wardrobe.

Main Bedroom 4.57m x 3.71m 2.74mmax) (15'79" x 12'2" 9max))

The main double bedroom has modern décor and is fully carpeted.

There is a built-in single wardrobe and chest of drawers.

The landlord is also leaving the sleigh bed for the tenants use.

Door leading to:

En Suite Shower Room 1.83m x 1.22m (max) (6'23" x 4'20" (max))

This modern en-suite shower room has a walk-in shower cabinet, W.C and wash hand basin.

Extensively tiled.

Garage and Driveway

To the rear of the house is the single garage with power and driveway parking.

Garden

To the front is a small open front garden.

To the rear is an enclosed garden with patio and astro-turf for ease of maintenance.

There is also the garden shed for more 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.

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.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>

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This is not applicable to Company Lets.

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 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.



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.

