



Farrier Way | Robin Hood | WF3 3TY

£825 PCM

Unfurnished two bedroom ground floor apartment | Council Tax Band B | EPC rating C | Available After 27 April | Min 12 months tenancy | Deposit £951 | No Deposit scheme Offered/Reposit | Allocated Parking | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoor Limited all operators. Outdoors All operators Likely as suggested by Ofcom

Emsleys | estate agents



Unfurnished Ground Floor Apartment. Security Intercom System. Allocated Parking. Convenient Position

Well placed for the commuter with good access to the M1/M62 this well presented purpose built two bedroom ground floor apartment also offers convenient access to Rothwell for shopping and recreational facilities. Being located in this popular location which is easily commutable for both Wakefield and Leeds this well presented modern, two bedroom ground floor apartment set within this popular development, being ideally suited for the first time buyer, or retiring couple alike.

Spacious lounge, two double bedrooms, bathroom with a white suite, spacious reception, comprehensively fitted breakfast kitchen, gas central heating and double-glazing, communal gardens and an allocated parking space.

EPC rating C

Council Tax Banding B. (Leeds City Council)

Deposit £951

No smokers

Minimum 12 months tenancy

Broadband, standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage Indoor Limited all operators. Outdoors All operators Likely as suggested by Ofcom.

One allocated Parking space.

Available After 27 April.

Read "Book A Viewing"

Hallway

Access is via an entry phone system to a ground floor communal entrance.

Inner Hallway

Access via an entry phone system, central heating radiator, two store cupboards and doors to;

Kitchen 2.62m x 3.05m (8'7" x 10'0")

Wall and base level wood grain effect fronted units with granite effect roll top work surfaces and tiled splashbacks. Inset stainless steel one and half bowl sink with mixer tap and drainer, inset stainless steel, induction hob with hood over and oven under, fridge/freezer, washing machine and dishwasher, wall mounted combination boiler, 'York Stone' floor and a PVCu double-glazed window.

Lounge 4.64m x 3.87m (15'3" x 12'8")

PVCu double-glazed window and a central heating radiator.

Bedroom One 2.67m x 4.08m (8'9" x 13'5")

PVCu double-glazed window and a central heating radiator.

Bedroom Two 2.55m x 2.80m (8'4" x 9'2")

PVCu double-glazed window and a central heating radiator. Freestanding wardrobe.

Bathroom

A good size walk-in shower unit with a thermostatic mixer shower over, dual flush WC, pedestal wash hand basin, tiled floor, extractor fan and a central heating radiator.

External

Dedicated parking space, plus visitor parking.

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.

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.
- 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

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.

