



Garton Grove | | LS9 9NN

£900 PCM

Unfurnished Two Bedroom Mid-Terrace House | EPC Rating D | Council Tax Band A | 12 month minimum term | Deposit £1038 | Mobile Coverage Indoor: EE, Three & 02 "Likely. Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | No smoking | On street parking (no restrictions) | No Smoking | Available Now

Emsleys | estate agents



****Unfurnished* Two Bedroom Mid -Terrace House* Modern Décor & Fittings* Closed Street with no Through Traffic* Adjacent to East End Park****

This two-bedroom house is just 1.7 miles from Leeds city centre and ideal for commuting. The house is well presented, with modern fittings and neutral décor throughout. The house benefits from gas central heating and is fully double glazed. There is a small rear courtyard garden and unrestricted on road parking to the front.

In brief the accommodation comprises to the ground floor; an entrance hall, living room and kitchen/dining room. To the first floor is one double bedroom and a single bedroom and modern bathroom.

East End Park is only 1.7 miles from the city centre so conveniently placed for those needing to commute to Leeds and well placed with main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes both to the city centre and to more local shopping districts at Killingbeck, Halton and Crossgates. The area is also conveniently placed for St James Hospital.

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Please Read "Book A Viewing"

Hallway

The front door opens into a small hallway with stairs leading to the first floor and door to:

Lounge 4.27m x 3.05m (max) (14'47" x 10'47" (max))

This good size living room has neutral décor and is fully carpeted.

There is a large PVCu window giving lots of light to the room.

Kitchen/Dining Room 3.35m x 3.96m (11'20" x 13'57")

This decent size kitchen /dining room has modern high and low white gloss fitted units with work top over.

Modern laminate design vinyl flooring and neutral décor.

There is an electric oven, hob with cooker hood over. Plumbing for a washing machine and space for a fridge/freezer

There is a good size storage pantry under the stairs.

Rear door leading to the small rear courtyard.

First Floor

Bathroom 2.51m x 1.52m (max) (8'03" x 5'33" (max))

This modern white bathroom has vinyl flooring and PVCu panelling as splashbacks to the bath and shower. Modern W.C ,wash-hand basin and panelled bath with electric shower over and glass shower screen.

Bedroom One 3.35m x 1.83m (max) (11'35" x 6'87" (max))

Facing over the rear of the house, this single bedrooms is fully carpeted and has neutral décor.

The room benefits from two built -in double wardrobes.

Bedroom Two 3.66m x 3.58m (max) (12'40" x 11'09" (max))

Facing over the rear of the house, this double bedroom is fully carpeted and has neutral décor.

The room benefits from two built -in double wardrobes and chest of drawers.

Outside

To the front is small patio garden with gate and path leading to the front door.

To the rear is a small courtyard garden.

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 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.

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





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.

