



Laurel Hill Way | Colton | LS15 9EW

£999 PCM

Unfurnished | Two bedroom Mid-Terrace Townhouse | EPC Rating C | Council Tax Band A (Leeds City Council) | 12-month minimum term | Deposit £1067 | No deposit scheme offered / Reposit | Mobile Coverage Indoor: Vodafone & 02 "Likely". Outdoor, all main operators "Likely" as suggested by Ofcom. Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | No smoking | Available the end of April

Emsleys | estate agents



*** Unfurnished* Sought after location* Modern decoration *Two double bedrooms* Garden* Allocated Parking Spaces ***

Situated in the sought after area of Colton and close to amenities and commuter routes, this mid-terrace townhouse is offered unfurnished. The property has modern décor and consists of; two double bedrooms, a good size lounge, modern kitchen/diner with appliances and bathroom with shower over the bath. The property has double-glazed windows throughout and gas central heating. To the outside there is a low maintenance rear garden and there are two allocated parking spaces to the front. The property is presented in very good order.

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No smoking,

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Please Read "Book A Viewing"

Hallway

The property is accessed from the street via the hallway. Doors leading to:

Lounge 3.81m x 462.05m (max) (12'06" x 15'11" (max))

Entered from the hallway, modern decor, laminate flooring and feature electric fireplace with surround.

Kitchen/Diner 3.81m x 2.59m (max) (12'06" x 8'06" (max))

Modern kitchen/diner with wall and base level fitted units, laminate floor and tiled splashbacks. Electric oven, gas hob with cooker-hood over, plumbing for a washing machine and space for a fridge/freezer. Door leading to the rear garden.

First Floor

Bedroom One 3.66m-2.13m x 2.79m (max) (12'-7" x 9'02" (max))

Overlooking the rear of the house and garden, this double bedroom has modern decor and is fully carpeted.

Bedroom Two 3.38m x 2.69m (max) (11'01" x 8'10" (max))

Overlooking the front of the house and garden, this double bedroom has modern decor is fully carpeted and has a fitted wardrobe and cupboard housing the water tank.

Bathroom 1.85m x 1.88m (max) (6'01" x 6'02" (max))

Modern bathroom extensively tiled with a white three piece bathroom suite comprising; wash-hand basin, W.C, panelled bath with shower over and shower curtain.

Garden

To the rear is an enclosed garden laid mainly to lawn with a patio area and garden shed.

Parking

There are two allocated parking bays to the front of the house.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left at the traffic lights and onto Station Road. Proceed along and then onto Halton Ring Road, to the roundabout and take the second exit onto Colton Lane. Proceed along and follow the road along to the left and then turn onto Laurel Hill Way. Continue where the property will be identified by our Emsleys To Let Board.

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? Reposit Offered

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 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.

