



Wordsworth Drive | Oulton | LS26 8EP

£825 PCM

Unfurnished | Two bedroom ground floor flat | EPC rating C | Council Tax Band B | Deposit £951 | No Deposit Scheme Offered/Reposit |
Broadband: standard, superfast, ultrafast available as suggested by Ofcom | Mobile Coverage: indoors "Likely" for 02: outdoors all networks
"Likely" as suggested by Ofcom | Minimum 12 month tenancy | No Smoking | Available 16 April.

Emsleys | estate agents



Well presented* Unfurnished* Two bedroom ground floor flat* Own entrance

This modern unfurnished two bedroom ground floor apartment has its own entrance on a popular development near Rothwell Sports Centre and Oulton Hall. With modern décor the apartment comprises of; two bedrooms, modern kitchen and a bathroom with separate walk-in shower cabinet. The property benefits from gas central heating and PVCu double-glazing. There is a dedicated parking space/driveway to the side and communal gardens. The M62 and M1 are within 1 mile and 2 miles.

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Must View Property!

Please Read "BOOK A VIEWING"

Hall way

The flat is entered by a composite PVCu double-glazed door into a small hallway with a door leading to:

Lounge 3.51m x 4.01m (max) (11'06" x 13'02" (max))

With modern decor, fully carpeted, central heating radiator and PVCu window to the front.

Kitchen 2.62m x 2.36m (max) (8'07" x 7'09" (max))

Modern kitchen with wall and base level units and work tops over, tiled splashback and vinyl flooring. Electric oven, gas hob with cooker hood over, plumbing for a washing machine and under counter space for a fridge.

Inner hallway

The inner hall way has two good sized storage cupboards . One housing the central hearing boiler.

Bedroom One 3.51m x 2.57m (max) (11'06" x 8'05" (max))

Master double bedroom, with laminate flooring, modern décor and a central heating radiator.

Bedroom Two 2.62m x 2.74m (max) (8'07" x 9' (max))

Double bedroom, with laminate flooring, modern décor and a central heating radiator.

Bathroom 2.62m x 1.91m (max) (8'07" x 6'03" (max))

Modern bathroom suite with low level WC, pedestal wash hand basin with a vanity unit, bath and a separate shower cubicle, being extensively tiled and having a central heating radiator.

Outside

To the outside ia an allocated parking space.

A small shed to the outside of the property also provides storage .

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.

Direction

From our Rothwell office proceed past Springhead Park and at the roundabout with Rothwell Lane turn right onto Leeds Road. Proceed over the roundabout onto Wakefield Road, passing Rothwell Sports Centre, and turn left onto Oulton Drive. At the 'T' junction turn right and follow the road on to Wordsworth Drive can be found on the left hand side. and identified by our Emsleys To Let board.

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

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.

