



Greenfield Avenue | Kippax | LS25 7PS

£695 PCM

Unfurnished one bedroom quarter house | Council Tax Band A | EPC Rating C | Available After 7 May | Min 12 months Tenancy | Deposit £801 | No Deposit Scheme Offered/Reposit | Mobile Coverage Indoor: EE, Three & 02 "Limited" No Vodafone cover. Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | No smoking.

Emsleys | estate agents



*** ONE BEDROOM QUARTER HOUSE * UNFURNISHED * GARDEN * WELL PRESENTED* *GAS CENTRAL HEATING BOILER * EPC RATING C" CUL-DE-SAC POSITION* DRIVEWAY FOR PARKING***

This well-presented brick-built quarter town house is tucked away at the end of a cul-de-sac in the popular village of Kippax. The house is offered unfurnished and has been recently decorated and new carpets fitted. The house benefits from double-glazing and a recently installed gas central heating and mains supply for all utilities. The property briefly includes to the ground floor; front entrance porch leading to the lounge and a modern kitchen. A feature spiral staircase leads to the first floor where there is a decent size double bedroom with fitted wardrobes and built-in cupboards giving lots of storage for the house. There is also a modern bathroom with an electric shower over the bath and a further hand shower to the main bath taps. Outside is a pathway leading to the front door and rear gardens laid mainly to lawn. There is a private parking space for up to three cars.

EPC rating C

Council Tax Band A (Leeds City Council)

No smoking

Deposit £865

No Deposit Scheme offered/Reposit.

Mobile Coverage Indoor: EE, Three & 02 "Limited" No Vodafone cover. Outdoor, all main operators "Likely" as suggested by Ofcom.

Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom.

Minimum 12 months term

Available After 7 May.

Viewing recommended. Please read "Book a Viewing".

Ground floor

Porch way

The porch way is entered from the front door and gives a pleasant area for sitting in the sunshine. There is also a large cupboard which gives the property more storage space.

Living Area 5.03m x 3.96m (max) (16'6" x 13'54" (max))

The living area has been neutral décor and recently fitted carpets.

There is an electric fire and surround and a bay window overlooking the garden.

A feature open spiral staircase leads to the first floor.

Kitchen 2.36m x 1.83m (max) (7'09" x 6'22" (max))

This modern kitchen has wall and base level units with a worktop over and is extensively tiled.

There is an electric oven and hob with a cooker hood over and a stainless steel sink with a single drainer.

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

First Floor

Bathroom 1.52m x 1.83m (max) (5'41" x 6'15" (max))

To the first floor is a decent size modern bathroom suite with a low level W.C, wash-hand basin and panelled bath with an electric shower over, a hand shower unit to the taps and a glass shower screen. The room is extensively tiled.

Bedroom 2.62m x 3.96m (max) (8'07" x 13'51" (max))

This double bedroom has a window facing over the rear garden, neutral décor and is fully carpeted.

There are two large storage cupboards. The left-hand side housing the new gas central heating boiler.

A bank of wardrobes to one wall and chest of drawers provide further storage.

Garden & Parking

The rear garden has a patio area and is mainly laid to lawn.

There is a private car parking spaces for up to two cars.

Material Information

Mobile broadband coverage: tbc

Gas, electric and water are all mains supply.

Council Tax Band A

There are private car parking spaces for three cars.

Tenants must establish that they are able to use an open spiral staircase.

No Business may be operated from the property. Working from home is allowed.

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.emsleysstateagents.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.

No Deposit Scheme Offered/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.





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.

