



Ivy Avenue | | LS9 9ER

£1,100 PCM

Part Furnished | Two Bedroom Semi-Detached House | EPC Rating D | Council Tax Band B (Leeds City Council) | 12-month minimum term | Deposit £1269 | No

Emsleys | estate agents



*** Part Furnished * Two Bedroom Semi-Detached House* Well Presented* Corner Plot* Enclosed Gardens* Private Driveway***

This part furnished semi-detached house presents an excellent opportunity for those seeking a comfortable and well-presented home. The property comprises to the ground floor, Lounge with feature gas fire and kitchen/dining room. To the first floor are two furnished bedrooms and three piece bathroom with electric shower over the bath. Parking is made easy with a gated driveway adjacent to a well maintained garden with lawn and mature beds. To the rear is an enclosed garden with patio area and steps leading to and easy to maintain pebbled courtyard. A storage shed is provided for the tenants use.

The location is particularly advantageous, being in close proximity to a local school, an easy commute to Leeds City Centre, 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.

EPC Rating D

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12-month minimum term.

Deposit £1269

No deposit scheme offered / Reposit.

Mobile Coverage Indoor: EE, Three & O2 "Likely. Outdoor, all main operators "Likely" as suggested by Ofcom.

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

No smoking,

Available now

Please Read "Book A Viewing"

Hallway

Living Room 3.96m x 3.66m (max) (13'81" x 12'97" (max))

From the hallway, the lounge overlooks the front garden.

There is a feature gas fire with mantelpiece, neutral décor and is fully carpeted.

The lounge will be unfurnished.

Kitchen/Dining Room 5.18m x 2.74m (max) (17' x 9'50" (max))

This decent size kitchen/dining room has lots of high and low units with work top over.

There is an electric oven and gas hob with cooker hood over, a built-in fridge freezer and washing machine,

Extensively tiled and neutral décor,

Door leads to the rear garden.

PLEASE NOTE THAT THE LANDLORD WILL NOT REPAIR OR REPLACE THE WASHING MACHINE IF IT BREAKSDOWN.

First Floor

Stairs lead to the first floor landing with doors to:

Bedroom One 3.05m x 2.74m (max) (10'50" x 9'57" (max))

Overlooking the rear of the house, this single bedroom is fully carpeted and has neutral décor.

The room will be let with all the bedroom furniture of a bed, built-in wardrobes and chest of drawers.

Bedroom Two 5.33m x 3.66m (max) (17'06" x 12'93" (max))

Overlooking the front of the house, this good size double bedroom is fully carpeted and has neutral décor.

The room will let with all the bedroom furniture of a bed, built-in wardrobes and chest of drawers.

Bathroom 1.83m x 1.52m (max) (6'20" x 5'97" (max))

This white three-piece bathroom suite, has a W.C, wash-hand basin, panelled bath with electric shower over and shower screen.

Extensively tiled and heated towel ladder.

Outside

To the front is a gated driveway and well maintained mature garden laid mainly to lawn.

To the rear is an enclosed garden on two levels with a patio area and lower pebbled area for ease of maintenance,

There is a storage shed which will be available for shared use with the landlord,

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.

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.

Book A Viewing

Hi

Thank you for your enquiry.

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 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.

