



New Forest Way | Middleton | LS10 4GH

£795 PCM

Unfurnished Two Bedroom Top-Floor Apartment | EPC Rating C | Council Tax Banding B | No smoking
Minimum 12 months Tenancy | Deposit £917 | No Deposit Scheme/Reposit offered | Broadband ADSL: standard, superfast and ultrafast
available as suggested by Ofcom | Mobile coverage: All Operator "Likely" both indoor & outdoor as suggested by Ofcom | Available 23 June.

Emsleys | estate agents



*** UNFURNISHED * TELEPHONE ENTRY SYSTEM ** ALLOCATED PARKING ** WELL PRESENTED ***

Found in this beautiful location this extremely spacious two double bedroom top floor apartment. The property has been skilfully updated and offers excellent access to commuter links including motorways as well as Leeds city centre. The apartment has electric heating and briefly comprises: entrance hall, lounge, kitchen, two good sized double bedrooms and a house bathroom. Externally the property benefits from allocated off-street parking and a telephone security entry system.

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Viewing highly recommended!

Please see How to Rent Through Emsleys to register for a viewing.

Entrance Hall

Access to the property is granted through an internal door to the rear of the property opening up into the entrance hall with two built-in storage cupboards, access to the loft space, a telephone security entry system, electric storage heater and internal doors into;

Lounge 3.88m x 4.37m (12'9" x 14'4")

The lounge is an exceptionally good size light, bright room located to the front of the property with electric storage heaters, television point, two PVCu double-glazed windows to dual aspects to the side and front affording-reaching views of Leeds and PVCu double-glazed patio doors opening up onto a mezzanine balcony.

Kitchen 1.55m x 3.75m (5'1" x 12'4")

Fitted with a range of wall and base units with work surfaces over and a single bowl sink and drainer with stainless steel mixer tap over. Integrated double electric oven with electric hob and stainless steel extractor hood over, fridge/freezer, washer dryer, dishwasher and PVCu double-glazed window to the side aspect.

Bedroom 1 4.19m x 2.51m (13'9" x 8'3")

The master bedroom is an extremely good size double located to the front of the property with an electric storage heater and a PVCu double-glazed window.

Bathroom

Three piece suite comprising; panelled bath with shower over, low flush WC, pedestal wash hand basin, heated towel rail and an extractor fan.

Bedroom 2 2.60m x 3.55m (8'6" x 11'8")

Bedroom two is a good size double located to the front of the property with an electric storage heater and a PVCu double-glazed window.

External

Externally the property benefits from allocated off-street parking and a telephone security entry system granting access to the building.

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.

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 Reposit 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 you like the property and wish to rent it, complete the viewing form above.

- 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.

