



Westbury Place North | Hunslet | LS10 3DE

£995 PCM

UNFURNISHED TWO BEDROOM SEMI-DETACHED HOUSE | Council Tax band A (Leeds City Council).

Emsleys | estate agents



*** UNFURNISHED * NEWLY DECORATED * POPULAR LOCATION * ENCLOSED GARDEN * DRIVEWAY ***

Ideally located for commuting to Leeds and motorway links to the M1/M62 this well presented two bedroom semi-detached house is offered unfurnished. The property has neutral décor and is fully carpeted. The house benefits from both gas central heating and double-glazed windows. The accommodation briefly comprises to the ground floor; lounge and kitchen/diners. To the first floor are two double bedrooms and bathroom with three piece suite and shower over the bath. Externally there are well tended gardens laid mainly to lawn to three sides and a driveway for off street parking. Permit parking is also available to the front.

Council Tax band A (Leeds City Council).

EPC Rating D

A small pet will be considered with an additional £20 per month rent.

Deposit £1148

No Deposit Scheme Offered/Reposit

Broadband standard, Superfast &, Ultrafast available

Mobile Coverage Indoor, Three, other Operator "Limited". Outdoor, all main operators "Likely" as suggested by Ofcom.

Minimum 12 months tenancy.

No Smoking

Available Now

Viewing recommended.

Please see "Book A Viewing"

Lounge 3.86m x 3.89m (max) (12'8" x 12'9" (max))

Entered from the front hallway. Modern décor in neutral and fully fitted carpets. Feature gas electric fire with surround.

Kitchen/Dining 2.90m x 3.10m (max) (9'6" x 10'2" (max))

Modern kitchen with high and low units with work-surface over. Tiled flooring and tiled splash-backs.

Electric cooker, space for a fridge/freezer and plumbing for washing machine.

Door leading to rear enclosed garden

Bedroom One 3.12m x 4.93m (max) (10'3" x 16'2" (max))

Facing over the front of the property. Newly decorated in neutral décor and fully carpeted.

Freestanding wardrobe is provided.

Bedroom Two 3.12m x 2.67m (max) (10'3" x 8'9" (max))

Facing over the rear garden. Modern decor and recently fitted carpet.

Bathroom

Modern white three piece suite with low level WC, wash hand basin and bath with shower over. Extensively tiled.

Outside

The property enjoys a corner position and has garden to three sides. Well tended and laid mainly to lawn with a modern decked area to the rear and shed.

Driveway

To the side of the property is a driveway for off road parking.

Additional on street parking is available with a permit as issued by Leeds City Council

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 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

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, 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

Direction

Follow the A61 from Rothwell towards Leeds. At Junction 7 of the M621 take the A639 Wakefield Road. Westbury Place North is the first left hand turn and the property is located on the left hand-side and identified by our To Let board.





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.

