



Northfield Avenue | Rothwell | LS26 0SW

£1,250 PCM

Unfurnished Three Bedroom Detached House | EPC Rating D | Council Tax Band C (Leeds City Council)
No smokers | Deposit £1442 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoors, O2 Likely". Outdoors all networks "Likely" as suggested by Ofcom | Available Now | Min 12 months tenancy

Emsleys | estate agents



UNFURNISHED * THREE BEDROOM DETACHED HOUSE* NEWLY REFURBISHED WITH MODERN FITTINGS* DRIVEWAY PARKING* ACCESS TO MOTORWAYS* VIEWS OVER COUNTRYSIDE

This unfurnished three-bedroom detached house has been refurbished by the Landlord to a high standard, fully redecorated and modern tiled Amico flooring. The property benefits from a large easy to maintain garden and tarmac parking area adjacent to a shared driveway. The house is fully electric with modern individual electric panel heaters and PVCu double-glazing. There are views over countryside to the rear of the house. The property comprises an entrance hallway, lounge, kitchen/dining room with door leading to the rear. To the floor is one double bedroom, one large single bedroom and another bedroom/nursery/study room. There is also a walk-in closet and a modern four-piece bathroom with freestanding bath, walk-in shower cabinet, W.C and wash-hand basin inset into modern vanity unit. Placed well for local schools and a wide range of shops and amenities in nearby Rothwell centre with easy commuting to Leeds, Wakefield and further afield via the M1/M62 motorway networks.

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Viewing recommended.

Please Read "Book A Viewing"

Viewing is highly recommended .



Hallway

The exterior door leads to the hallway.

Newly decorated and with tiled Amico flooring.

Guest W.C 0.61m x 1.52m (max) (2'50" x 5'16" (max))

The guest W.C is situated off the hallway. With a W.C and wash-hand basin.

Shoe storage shelves.

Kitchen/Dining 4.27m x 3.05m (max) (14'28" x 10'36" (max))

This good size modern kitchen has freestanding cabinets that allow for plenty of storage.

There is a feature sink unit with black inset bowl and a breakfast bar.

Lounge 3.96m x 4.27m (max) (13'61" x 14'68" (max))

This decent size lounge has two PVCu double glazed window giving lots of light to the room

Newly decorated and new tiled Amico flooring.

There is a useful storage cupboard.

First Floor

Bedroom One 3.35m x 3.05m (max) (11'54" x 10'40" (max))

This good size double bedroom faces over the rear garden and has a staged area for your bed.

Newly decorated and has modern tiled Amico flooring.

Walk-in Closet

There is a walk-in closet with shelves and hanging rails adjacent o the main bedroom.

Bedroom Two 2.24m x 1.83m (max) (7'04" x 6'55" (max))

This good size single bedroom faces over the front of the house has been newly decorated and has modern tiled amico flooring.

Bedroom Three/Study/Nursery 3.05m x 2.13m (max) (10'14" x 7'81" (max))

This small single room would make an ideal study or nursery.

The room faces over the front of the house and has been newly decorated and has modern tiled amico flooring.

Bathroom 3.66m x 1.52m (max) (12'54" x 5'49" (max))

This newly fitted modern four piece bathroom has a W.C , wash-hand basin within a vanity unit, walk-in shower cabinet and feature free standing bath.

Newly decorated and tiled Amico flooring.

Outside

To the front is a shared driveway with a tarmac area for parking and side and rear garden.

The large garden is fully pebbled for ease of maintenance.



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.

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.



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.

