



Knightsway | Whitkirk | LS15 7BP

£1,300 PCM

Part or Unfurnished | Three bedroom semi-detached house | EPC Rating E | Council Tax Band C |
Deposit £1500 | No deposit scheme offered / Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage All operators
"Likely" Indoors & Outdoors as suggested by Ofcom | No Smoking | Minimum 12 months tenancy | Available Now

Emsleys | estate agents

***UNFURNISHED - NEW KITCHEN * MODERN DECOR * THREE BEDROOM SEMI-DETACHED - - POPULAR LOCATION ***

This three bedroom semi-detached is offered part or unfurnished. The house has neutral décor throughout and benefits from gas central heating. Located close to the amenities of Crossgates and an approximate 10 minutes walk to the train station the house is ideally located for commuters to Leeds City Centre, York and beyond and by car via the M1 motorway. The property comprises to the ground floor; a lounge with bay window, open hallway, kitchen/dining room with patio doors leading to the rear garden. To the first floor are two double bedrooms, one single bedroom and a modern bathroom with a white four piece suite with a separate shower cubicle. To the exterior are front and rear gardens and a private driveway.

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Available Now

*** Viewing highly recommended***.

Please Read How to Book A Viewing.

Ground floor

Entrance Hall

Radiator, laminate flooring, wall mounted combination boiler, stairs and door to:

Lounge 4.22m x 3.43m (max) (13'10" x 11'03" (max))

Overlooking the front garden with a PVCu double-glazed window, modern décor and wood composite flooring.

Feature wall to the chimney breast.

Furniture that can be provided: Two seater sofa, armchair, coffee table, side table. The TV can be left but will not be repaired or replaced if it breaks down.

Kitchen/Dining 4.22m x 5.41m (max) (13'10" x 17'09" (max))

Open to the hallway this kitchen/dining room has wood composite flooring. and features an ornamental open fire and modern décor.

The kitchen area has recently fitted modern kitchen units with work space over. White butler style sink unit and tiled splash backs. P

There is a gas hob with extractor above and eye level electric oven, integrated under-counter fridge and freezer, washing machine. and dishwasher.

An under-stairs storage cupboard gives additional storage and a composite PVCu patio door gives access to the rear garden.

Furniture that can be provided: dining table and chairs.

First floor

Landing

PVCu double-glazed window to the side.

Bedroom One 4.22m x 2.97m (max) (13'10" x 9'09" (max))

Over looking the rear garden, this double bedroom has wood flooring and modern décor.

Furniture that can be provided: double bed and mattress, wardrobe and two bedside tables.

Bedroom Two 4.17m x 3.00m (max) (13'08" x 9'10" (max))

Over looking the front of the house, this double bedroom has wood flooring and modern décor.

No furniture is provided for this room.

Bedroom Three 2.59m x 2.31m (max) (8'06" x 7'07" (max))

Over looking the front of the house, this single bedroom has wood flooring and modern décor

No furniture is provided for this room.

Bathroom

Fitted with a four piece suite comprising; a deep panelled bath, pedestal wash hand basin, shower cubicle and low-level WC. Tiled walls, radiator, vinyl flooring, PVCu obscure double-glazed windows to the rear and side and door to:

Garden

To the front is a private driveway and an easy to maintain shingle garden.

To the rear is an enclosed garden with a patio area, lawn and mature plants.

There is a shed situated towards the rear of the garden.

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!

*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 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.

Directions

From our Crossgates office turn left onto the A6120. Turn right onto Station Road and then continue forward onto Knightsway. The property is identified by our Emsleys 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.

