



Elmwood Avenue | Barwick In Elmet | LS15 4JT

£1,250 PCM

Unfurnished Two Bedroom Detached Bungalow | Council Tax Band D (Leeds City Council) | EPC Rating D | Deposit £1442 No Deposit Scheme Offered/Reposit | Min 12 months tenancy | No

Emsleys | estate agents



\*\*\*POPULAR VILLAGE LOCATION \* RECENTLY REFURBISHED \* UNFURNISHED  
TWO BEDROOM DETACHED BUNGALOW \* VIEWS ACROSS FIELDS \*\*\*

A rare opportunity to rent this detached bungalow situated on the sought-after Elmwood Avenue of Barwick in Elmet, Leeds. This charming, detached bungalow has been recently refurbished and benefits from recently fitted gas central boiler and modern radiators. The house has been decorated in neutral décor and has a recently fitted modern kitchen and main bathroom with electric shower over the bath. In addition, a conservatory expands the living space and offer views over the fields to the rear, creating a tranquil setting for relaxation. The driveway can accommodate two or more cars and to the rear a single garage. The mature, well-maintained front and rear gardens are laid to lawn.

Located in a popular village, this property offers a peaceful retreat while still being within easy reach of local amenities.

Council Tax Band D (Leeds City Council)

EPC Rating D

Deposit £1442

No Deposit Scheme Offered/Reposit

Min 12 months tenancy

No Smoking

Broadband FTTC| standard & superfast available as suggested by Ofcom.

Mobile Coverage "Limited" for O2, EE and Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom.

Available Now

Read "Book A Viewing"

## Hallway

The front entrance door, leads to the central hallway with doors to:

## Lounge/Dining Room 5.79m x 4.88m (max) (19'32" x 16'95" (max))

The "L" shaped large room has been newly decorated and is fully carpeted. A large picture window to the front floors the room with light and rear sliding patio doors gives access to the conservatory. Modern white radiators add a modern feature to the room.

## Kitchen 2.44m x 2.74m (max) (8'98" x 9'98" (max))

This recently fitted modern kitchen has high gloss light grey high and low units with work top over and inset black sink.

Recently decorated with grey splashback and vinyl flooring.

A recently fitted built in electric oven, gas hob and cooker hood over.

Integrated slimline dishwasher.

There is also a washing machine and fridge/freezer which will not be repaired or replaced by the Landlord should they breakdown.

## Conservatory 1.83m x 3.66m (max) (6'92" x 12'32" (max))

The brick and composite PVCu conservatory have banks of windows and new vinyl flooring.

Door leading to the rear garden and views over fields beyond.

## Bathroom 1.52m x 2.44m (max) (5'32" x 8'68" (max))

This recently fitted bathroom suite has a white W.C, wash-hand basin, panelled bath with electric shower over.

Glass shower screen and large heated towel rail.

Extensively tiled and vinyl flooring.

## Bedroom One 3.05m x 3.35m (max) (10'88 x 11'80" (max))

Overlooking the front garden, this double bedroom has fully fitted carpets and neutral décor.

Large windows give lots of light to the room.

## Bedroom Two 2.44m x 2.44m (max) (8'95" x 8'95" (max))

Overlooking the rear garden, this double bedroom has fully fitted carpets and neutral décor.

Door leading to:

## En suite Shower Room 0.61m x 1.83m (max) (2'65" x 6'46" (max))

This extensively tiled shower room has vinyl flooring.

Walk-in shower cabinet, wash-hands basin and W.C.

## Driveway & Garage

The bungalow has along driveway with gated access to a rear driveway and single garage.

## Garden

To the front and rear of the house is a well maintained mature gardens laid mainly to lawn

## 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!

\*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 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 remarket, 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 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.







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.

