



Manston Crescent | | LS15 8QZ

£1,200 PCM

Unfurnished Three Bedroom Semi-Detached House | EPC Rating D | Council Tax Band C (Leeds City Council) | No smokers | Deposit £1384 | No Deposit Scheme Offered/Reposit | Broadband, standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage Indoors, Vodafone & O2 Likely". Outdoors all networks "Likely" as suggested by Ofcom | Private Driveway | Available Now | Min 12 months tenancy

Emsleys | estate agents



***** Popular Location* Beautiful Garden * Three Bedrooms* Large Family/Living Room & Conservatory* Dining Room * Newly Decorated***

This three bedroom semi-detached property has been newly decorated throughout and features PVCu double glazing and gas central heating. The accommodation comprises to the ground floor: Dining Room with ornamental fireplace, lounge/family room open to the conservatory and rear garden. There is a modern fitted kitchen with high and low level and a new washing machine and dishwasher to be supplied. To the first floor are two double bedrooms, the master bedroom has a bank of fitted wardrobes and a third single bedroom. There is a bathroom with a panelled bath with shower over, wash hand basin and a separate W.C. To the front is a driveway and small garden and to the rear is a fully enclosed garden laid mainly to lawn with storage shed. The property is close to local amenities at Crossgates.

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Viewing recommended.

Please Read "Book A Viewing"

Viewing is highly recommended to truly appreciate the accommodation on offer.

Hall Way

Entered from the front door the hallway has stairs leading to the first floor an doors to:

Reception One/Dining Room 3.71m x 3.68m (12'02" x 12'01")

This good size room has newly laid laminate flooring and has been newly decorated in neutral décor.

Lounge Area 3.66m x 3.66m (max) (12'21" x 12'24" (max))

Leading from the hall way the lounge area has been newly decorated and has laminate flooring throughout. There is an open fireplace that can be used. Tenants will be responsible for ensuring this chimney is swept annually.

This lounge area opens via an archway into the rear conservatory . The full length of the room is 22'93" long

Conservatory 3.05m 5.18m x 3.05m 6.10m (max) (10' 17" x 10' 20" (max))

Leading from the lounge area via an open archway, the conservatory adds a lovely extension to the property and living space leading to the rear garden

Kitchen 2.39m x 1.83m 3.05m (max) (7'10 x 6' 10" (max))

Overlooking the garden , this modern kitchen has high and low unit with new laminate flooring, tiled splash backs and high and low units with work tops over.

A fridge is supplied and a new washing machine and dishwasher are being supplied

Electric oven and hob with cooker hood over.

Large cupboard /pantry for storage

Door leading to the rear garden.

First Floor

Bathroom 2.13m 29.87m x 2.13m (max) (7' 98" x 7'41" (max))

Modern white bathroom with low level W.C, wash hand basin , panelled bath with shower over.

Extensively tiled.

Large cupboard housing the gas central heating boiler.

Bedroom One 3.35m x 2.44m 27.13m (to wardrobe) (11'45" x 8' 89" (to wardrobe))

Overlooking the rear garden this double room has been newly decorated and is fully carpeted

There is a bank of fitted wardrobes.

Bedroom Two 4.09m x 3.30m (max) (13'05" x 10'10" (max))

To the front of the house is this large double bedroom with square bay.

The room has been newly decorated with neutral décor and laminate flooring.

Bedroom Three 2.13m x 2.13m (max) (7'34" x 7'43" (max))

This single bedroom faces over the front of the property.

Newly decorated in neutral décor and laminate flooring.

Outside

To the front of the house is a tarmac driveway for two cars.

To the rear is a well maintained, lovely garden, laid mainly to lawn with a seated pagoda area to the rear.

Storage shed.



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.

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.

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.

Directions

From our Crossgates office turn right onto Tranquility and turn left onto Manston Crescent.

Number 8 is located on the left handside



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.

