



Main Street | Garforth | LS25 1AA

£999 PCM

Unfurnished/Part Furnished Three Bedroom Apartment Over Two Floors | Council Tax Banding C | (Leeds City Council) | EPC Rating E | Deposit £1152 | No

Emsleys | estate agents



UNFURNISHED APARTMENT OVER TWO FLOORS* THREE DOUBLE BEDROOMS* OWEN ENTRANCE * HEART OF GARFORTH* NEWLY DECORATED

This newly decorated and well-presented three bedroom unfurnished apartment is situated over two floors and benefits from its own entrance and gas central heating. Located in the heart of Garforth which offers a large array of shops, banks, post office, bars and cafes. Close to the M1/A1 therefore having good motorway links.

The apartment has no parking but is a 10 minutes' walk to Garforth Train Station which has commuter links to Leeds and York. The accommodation briefly comprises; hall way, open-plan living area with a modern fitted kitchen, three double bedrooms, and modern shower room.

No Smoking

Council Tax Banding C (Leeds City Council)

EPC Rating E

Deposit £1152

No Deposit Scheme Offered/Reposit

Broadband. Standard, Superfast & Ultrafast and a Virgin point is available.

Mobile coverage Indoor 02 & Vodafone "Likely". Outdoor All Operators "Likely" as suggested by Ofcom.

Minimum 12 month tenancy

Electric Pre payment meter.

No Parking.

Available Now.

Viewing highly recommended

Read Book A viewing

Hallway

The apartment has its own private entrance that leads to an internal hallway and stairs to the first floor.

First Floor

Open Plan Living /Kitchen 4.27m0.30m x 4.57m (max) (14'01" x 15'40" (max))

This open plan living room/kitchen has been newly decorated and overlooks the front of the property with views over Garforth Main Street.

The modern kitchen has high and low cupboards, freestanding fridge/freezer, washing machine, electric oven, and hob.

The landlord can provide a sofa if required.

Bedroom One 3.35m x 2.74m (max) (11'57" x 9'90" (max))

This newly decorated double room is fully carpeted and benefits from in-built storage cupboard with hanging rail.

The gas central heating boiler is housed in a further cupboard within the room.

Shower Room 4.88m x 0.91m (max) (16'91" x 3'93" (max))

This large modern room has been newly decorated and has a vinyl flooring.

There is a wash-hand basin inset into the vanity unit, W.C and walk-in shower cabinet.

Second Floor

Bedroom Two 3.05m x 4.57m (max) (10'94" x 15'41" (max))

This double bedroom has been newly decorated and is fully carpeted.

A Velux window all lots of light to the room.

Bedroom Three 2.44m x 4.57m (max) (8'31" x 15'39" (max))

This double bedroom has been newly decorated and is fully carpeted.

A Velux window all lots of light to the room

Outside

The property has its own entrance from the street and is situated above a shop unit (currently To Let).

There is no parking with the property.

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

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.

2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

Applications can be made by using the link below:

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.

5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.

6. We will inform the landlord of your wish to let the property.

7. If agreed, we will send you confirmation information by email.

8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.

9. 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>.

10. We will then commence referencing, if required.

11. 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.

12. 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.

13. On the conclusion of referencing we will re confirm a check in date to the property.

14. We will send out draft paperwork electronically for you to read.

15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.

16. 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.

17. We will hand you the keys to your New Home

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.





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.

