



ROOM | Newsam Lodge, Selby Road | | LS9 0EW£600 PCM

Double Room | Four Bedroom Ground Floor Flat | EPC Rating C | Council Tax Band B | Deposit £692 | Min 12 months tenancy | Broadband: Standard, Superfast & Ultrafast available according to Ofcom | Mobile Coverage: All Operator "Likely" outdoor; Three & Vodafone "Likely" indoor as suggested by Ofcom. | ALL BILLS INCLUDED | SINGLE OCCUPANTS ONLY | Available Now.

Emsleys | estate agents



*** DOUBLE ROOM TO RENT* FOUR BEDROOM GROUND FLOOR FLAT* MODERN DECOR* EASY ACCESS TO LEEDS CITY CENTRE***

This large modern ground floor flat benefits from PVCu double-glazing and gas central heating throughout. With modern neutral décor throughout the apartment comprises: hallway and two shower rooms, four double bedrooms and a lounge dining room. The kitchen has high and low unit, built in electric oven and gas hob, washing machine and under counter fridge & freezer. To the front is an unallocated parking area and there is unrestricted parking in adjacent streets.

Single Occupancy only.

All Bills Included (gas, electric, water & council tax).

EPC Rating C

Deposit £692

Mobile Coverage: All Operator "Likely" outdoor; Three & Vodafone "Likely" indoor as suggested by Ofcom.

Broadband: Standard, Superfast & Ultrafast available according to Ofcom. Virgin available.

No smokers

Available Now

Min 12 months tenancy

Viewing recommended.

Please Read "Book a Viewing"

Hallway

The entrance door leads directly to the hallway with doors leading to:

The fire alarm panel is located in the hallway.

Shower Room One 1.52m x 1.52m (max) (5'74" x 5'92" (max))

This modern shower room has a walk-in-cabinet, with electric shower. W.C and wash-hand basin.

Heated Towel ladder. Vinyl flooring and tiled splashback to the shower cabinet.

Shower Room Two 1.52m x 1.52m (max) (5'98" x 5'93" (max))

This modern shower room has a walk-in-cabinet, with electric shower. W.C and wash-hand basin.

Heated Towel ladder. Vinyl flooring and tiled splashback to the shower cabinet.

Bedroom One 3.66m x 3.05m (max) (12'13" x 10' (max))

Facing over the front of the property, this double bedroom has a double bed, wardrobe, and occasional table.

Wash-hand basin.

Neutral décor and fully carpeted.

Bedroom Two 3.66m x 2.44m (max) (12'25" x 8'82" (max))

Facing over the front of the property, this double bedroom has a double bed, wardrobe, and chest of drawers.

Wash-hand basin.

Neutral décor and fully carpeted.

Bedroom Three 3.66m x 2.74m (max) (12'18" x 9'21" (max))

Facing over the front of the property, this double bedroom has a double bed, wardrobe, and chest of drawers.

Wash-hand basin

Neutral décor and fully carpeted.

Bedroom Four 3.66m x 2.74m (max) (12'19" x 9'53" (max))

Facing over the front of the property, this double bed base, wardrobe, and chest of drawers.

Wash-hand basin

Neutral décor and fully carpeted.

Kitchen

This modern kitchen has high gloss high and low units with black worktop over.

The kitchen is fully equipped with an electric oven and gas hob, washing machine and under counter fridge & freezer.

The kitchen also houses the central heating boiler,

Tiled splash backs and vinyl floor.

Lounge/Dining Room 3.76m x 3.58m (max) (12'04" x 11'09" (max))

Facing over the front of the property, this lounge has a sofa desk and occasional tables.

Outside

To the front of the property is an unallocated railed parking area for the use of the tenants or there is unrestricted on street parking available on adjacent streets.

The entrance door is to the rear of the property and leads directly into the maisonette.

Note For Tenant

There is a fire alarm system that requires to be checked every week so access with be required by the landlord and/or the landlords contractor to undertake this weekly.

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

Hi

Thank you for your enquiry.

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:

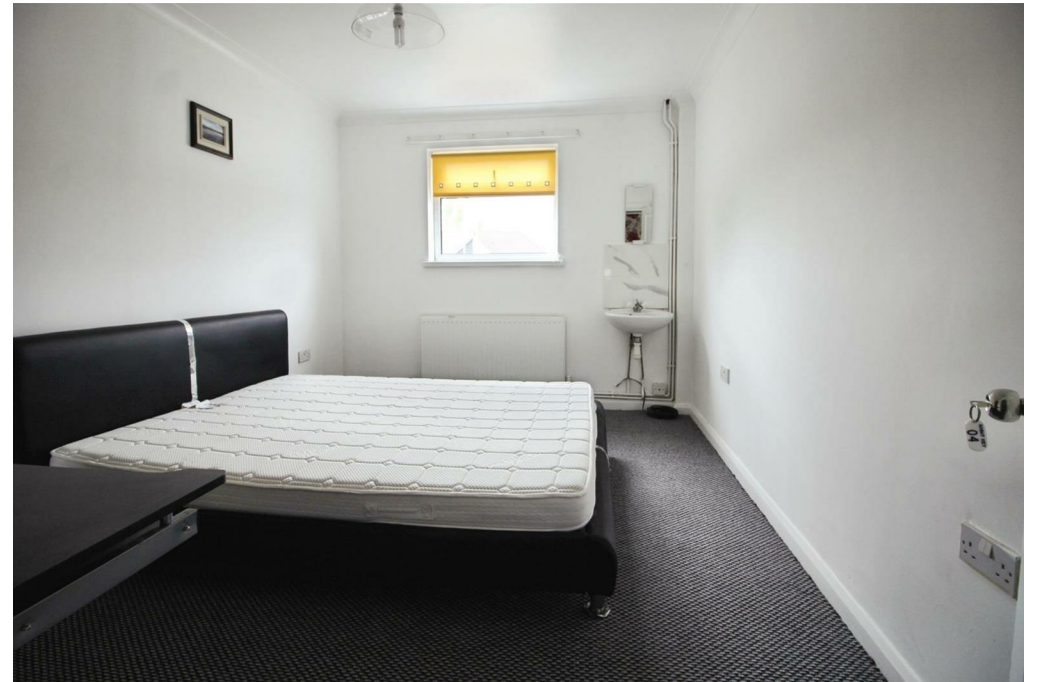
<https://www.gov.uk/private-renting/document-checks>.

- 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.





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.

