



Parkside Crescent | Seacroft | LS14 6FL

£1,100 PCM

Part-furnished Bedroom End Terrace House | Council Tax Band B | EPC Rating C | Minimum of 12 Months Tenancy | Deposit £1384 | No Deposit Scheme Offered/Reposit | Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for all networks both indoor and outdoor as suggested by Ofcom | Available Now

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*** PART-FURNISHED * TWO BEDROOM END TERRACE HOUSE WITH PARKING AND ENCLOSED GARDEN ***

This two bedroom house comes to the market with neutral decor throughout and offers full gas central heating and PVCu double-glazing. The hallway has a guest w.c and useful under stair storage cupboard. The property boasts a large open plan living room that can easily be zoned into living and dining space and has direct access to the garden with a staircase to the first floor. The kitchen is well-appointed with built in cooking appliances, sink with drainer and space for a washing machine and tall fridge freezer. To the first floor you will find two generously proportioned double bedrooms (one with a built in wardrobe) and a bathroom, equipped with a white three piece suite with bath and shower.

Outside is an enclosed garden tiered garden with a small lawn and boundary fence giving access to the parking bay.

Situated in Leeds East with nearby schools making it an excellent option for families. The property enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Nearby is Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

No smoking

Council Tax Band B

EPC Rating C

Minimum of 12 Months Tenancy

Deposit £1,269

No Deposit Scheme Offered/Reposit

Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage "Likely" for all networks both indoor and outdoor as suggested by Ofcom.

Available Now



Hallway

The property is entered via steps and the front door leads to a hall way with rooms off;

Guest W.C 1.63m x 1.02m (max) (5'04" x 3'04" (max))

Guest W.C with low level toilet and wash hand basin

Kitchen/Dining 4.01m x 2.36m (max) (13'02" x 7'09" (max))

This modern kitchen has wall and base level units with work tops over.

There is a washing machine, freestanding fridge/freezer, electric oven and hob with an extractor above.

There is also a dining table and console table as seen

Lounge 5.26m x 4.04m (max) (17'03" x 13'03" (max))

This good size lounge/dining room has neutral decor, laminate flooring and composite PVCu doors leading to the garden.

A bookcase, large lamp and console table are provided.

Bedroom One 2.59m x 4.04m (max) (8'06" x 13'03" (max))

This good size double bedroom is fully carpeted and has neutral decor.

Built-in mirrored wardrobe and double bed

Bathroom 1.37m x 1.68m (max) (4'06" x 5'06" (max))

This modern bathroom has a white bathroom suite with low level toilet, wash hand basin, panelled bath with shower over, shower screen and is extensively tiled.

Bedroom Two 2.64m x 4.06m (max) (8'08" x 13'04" (max))

This good size double bedroom is fully carpeted and has neutral décor.

Two bedside tables are provided.

PVCu patio doors and Juliette balcony overlook the garden.

Garden & Parking

To the front of the property are steps leading to the front door.

To the rear is an enclosed tiered garden with a patio area and a stepped path to a small laid to lawn.

Beyond is a parking space and other on-street parking is available.

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.

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! - <https://reposit.co.uk>

*Tenants will remain liable to pay any damages, utilities, leaning, 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.emsleysstateagents.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.





35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
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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.

