



Richmondfield Avenue | Barwick In Elmet | LS15 4ET | 250 PCM

Unfurnished | Three bedroom semi-detached | Council Tax Band C | EPC Rating D | No smoking,
12 month minimum term | No deposit scheme offered / Reposit | Deposit £1442 | Available beginning of January | Mobile Coverage "Limited"
indoors to O2, "Likely" all networks outdoors as suggested by Ofcom Broadband FTTC | Virgin unavailable | Driveway.

Emsleys | estate agents



*** Sought after village. Modern decor. Three bedroom semi-detached. Gardens and garage ***

This unfurnished three bedroom semi-detached house is very well presented with modern décor and has newly laid carpets to two bedrooms. The house benefits from a new gas central heating boiler and recently fitted double-glazing. The property comprises to the ground floor; hallway, through lounge/dining room with a feature wall mounted electric fire, a modern kitchen with a double electric oven, space for a fridge/freezer and plumbing for an automatic washing machine. To the first floor there are two double bedrooms, the master with built-in wardrobes and a bracket for a wall mounted T.V and a single bedroom. There are views to the rear across fields. There is also a modern bathroom with a white three piece suite and double headed shower over the bath. To the outside there is a driveway, a detached single garage and gardens to the front and rear.

EPC Rating D

Council Tax banding C (Leeds City Council)

No smoking,

12 month minimum term.

No deposit scheme offered / Reposit

Deposit £1442

Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom | Virgin unavailable

Mobile Coverage "Limited" indoors to O2, "Likely" all networks outdoors as suggested by Ofcom

Mains utilities

Available Beginning January.

Must View Property!

Please Read "Renting Through Emsleys"

Ground floor

Hallway

From the front door you enter a good sized hallway with a storage cupboard under the stairs that houses the utility supply meters. Door leading to:

Kitchen 3.15m x 2.26m (max) (10'04" x 7'05" (max))

The modern cream kitchen has wall and base level units with work tops over and laminate flooring. Modern double oven electric cooker with splashback, plumbing for a washing machine and space for a fridge/freezer. Door leading to the rear garden.

Lounge 3.91m x 3.18m (max) (12'10" x 10'05" (max))

This through lounge/dining room has fitted carpets and modern décor. The lounge faces over the front of the house and has a feature electric fire mounted to the chimney breast.

Dining Room 3.28m x 2.72m (max) (10'09" x 8'11" (max))

The dining area overlooks the rear garden and is open-plan to the lounge with matching décor, fitted carpets and PVCu composite French doors to the garden.

First Floor

Bedroom Two 3.00m x 1.96m (max) (9'10" x 6'05" (max))

This double bedroom over looks the rear garden with views over fields beyond, has modern décor and is carpeted. There is a useful storage cupboard with shelving and a hanging rail.

Bedroom One 3.94m x 2.90m (max) (12'11" x 9'06" (max))

Facing over the front of the house, the main bedroom has modern décor and is fully carpeted. There is a bank of wardrobes to one wall with room for a king size bed inset into the space and a wall mounted T.V bracket for the tenants use.

Bedroom Three 3.00m x 1.96m (max) (9'10" x 6'05" (max))

This single bedroom faces over the front of the house, has modern décor and is fully carpeted. There is a useful storage cupboard built over the head of the stairs with a hanging rail and shelving.

Bathroom 2.21m x 1.93m (max) (7'03" x 6'04" (max))

This modern three piece white bathroom suite has a low level W.C, a wash hand basin mounted on a vanity unit and a 'P' shaped panelled bath with shower over with two shower heads and a shower screen. The bathroom is extensively tiled with vinyl flooring, a large wall mounted mirror and a heated towel ladder.

Outside

To the front of the property is a well maintained front garden laid mainly to lawn. To the rear is an enclosed south-facing garden with patio areas and a rotary clothes line. There are exterior power sockets for exterior lighting and the tenants use.

Garage

To the side of the property is a driveway which leads to a well maintained single garage with an electric up-and-over door and power.



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.

Renting Through Emsleys

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

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 Reposit 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.

Direction



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.

