



Leicester Square | Crossgates | LS15 8FX

£1,700 PCM

RARE OPPORTUNITY TO RENT UNFURNISHED FOUR BEDROOM DETACHED HOUSE | EPC Rating B .

Emsleys | estate agents



\*\*\*UNFURNISHED \* ENERGY PERFORMANCE RATING B \* FOUR DOUBLE BEDROOM  
DETACHED HOUSE \* MODERN DECOR AND FITTINGS \* INTEGRAL GARAGE \* GOOD SIZE  
GARDEN \*\*\*

A rare and exciting opportunity to rent this well presented four double bedroom detached house close to the amenities of Crossgates, and transport links to Leeds city centre and A1/M1 motorways. The property is recently built, has good size rooms with modern fittings and décor and has gas central heating and double-glazing throughout. The property briefly comprises to the ground floor; entrance hallway, main reception, large kitchen/dining area, utility room, guest W.C and access to the integral garage. To the first floor are four bedrooms; master with an en-suite bathroom and the family bathroom . To the front of the property is small garden laid to lawn, driveway and garage . To the rear is a patio area, lawn and a feature fishpond with Koi carp.  
EPC Rating B .

Council Tax Banding E. (Leeds City Council)

Minimum 12 months Tenancy.

No Deposit Scheme/Reposit offered.

Deposit £1961

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

Mobile Coverage "Likely" for EE indoors and all networks outdoor as suggested by Ofcom

No Smoking

Available Now

Viewing highly recommended!

## Ground floor

### Hallway

The property is entered via this good size hallway which has tiled flooring and neutral décor.

Door leading to:

### Lounge 4.57m x 2.97m (max) (15' x 9'09" (max))

Facing over the front of the property having a large PVCu bay window, being fully carpeted and with neutral décor.

### Open-plan Kitchen Area 3.96m x 5.08m (max) (13' x 16'08" (max))

This large kitchen area has a modern recently fitted kitchen with wall and base level units with under counter lighting, work tops over and splashbacks. Integrated fridge/freezer, microwave, electric oven, gas hob and cooker hood. Tiled flooring to match the hallway and PVCu composite doors leading to the rear garden.

### Open-plan Dining Area 3.25m x 5.16m (max) (10'08" x 16'11" (max))

Leading from the kitchen this good size dining area has fully tiled flooring to match, neutral décor and a bank of PVCu composite doors leading to the rear garden.

### Utility Room 1.80m x 1.47m (max) (5'11" x 4'10" (max))

From the kitchen area a door leads to a utility area which has neutral décor, is extensively tiled and has a sink and washing machine,

### Guest Toilet 1.57m x 1.50m (max) (5'02" x 4'11" (max))

Leading from the utility area is the guest W.C with a low level W.C and wash-hand basin. Neutral décor and is extensively tiled.

## First Floor

### Landing

A good size landing with a cupboard housing the boiler and water tank. Doors leading to:

### Bedroom One 3.61m x 3.35m (max) (11'10" x 11' (max))

Facing over the front of the house. This master bedroom has neutral décor, is fully carpeted and has a bank of opaque glass wardrobes to one wall and an en-suite shower room.

### En-Suite Shower Room

A good size en-suite shower room, with a modern walk-in shower, WC , wash-hand basin, towel ladder and is extensively tiled.

### Bedroom Two 2.77m x 3.71m (max) (9'01" x 12'02" (max))

Facing over the rear garden, this double bedroom has neutral décor, is fully carpeted and has a bank of opaque glass wardrobes to one wall.

### Family Bathroom 1.68m x 2.16m (max) (5'06" x 7'01" (max))

This good size family bathroom has modern fittings is extensively tiled and comprises; low level W.C, wash-hand basin, bath with shower over and a heated towel ladder to the wall.

### Bedroom Three 2.26m x 3.66m@1.83m (max) (7'05" x 12@06" (max))

Facing over the rear of the property, this double bedroom has neutral décor and is fully carpeted.

### Bedroom Four 3.43m x 3.12m (max) (11'03" x 10'03" (max))

Facing over the rear of the property, this double bedroom has neutral décor and is fully carpeted.

### Garage 6.20m x 3.05m@ (max) (20'04" x 10@ (max))

Entered by an up-and-over door from the driveway or via the utility room, this single garage can be used for storage or a car.

## Garden

To the front of the property is a small lawn and driveway and to the rear is a patio area and large garden laid to lawn for ease of maintenance.

There is a large raised pond stocked with fish which can be left or drained by the landlord.

## No Deposit Scheme/Reposit Offered

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.

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## Direction

From the Crossgates office turn right and proceed along Austhorpe Road into Manston Lane. continue straight and take the second exit (straight ahead ) at the mini-roundabout. Take the first left into Fleet Street and then a further left onto Mayfair Mount.

At the end of this road turn right on to Leicester Square and the property is situated to the right hand side and identified by our To Let Board.





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.



The Property  
Ombudsman

