



Pinfold Court | Halton | LS15 7TA

£1,200 PCM

Unfurnished Three Bedroom Dormer Bungalow | EPC Rating D Council Tax Band D | No Smoking.
Deposit £1384 | No Deposit Scheme Offered/Reposit Minimum 12 months tenancy | Broadband ADSL Standard, superfast & ultrafast
available as suggested by Ofcom | Mobile Coverage: "Likely" indoor and outdoors all networks | Available Now

Emsleys | estate agents



*****Large unfurnished semi-detached dormer bungalow * Three bedrooms * Modern kitchen and bathroom * Driveway * Enclosed garden *****

This semi-detached dormer bungalow is offered unfurnished and available after the 4 August. The property benefits from gas central heating and double-glazing and has a newly fitted kitchen and four piece bathroom. The accommodation briefly comprises to the ground floor: lounge/bedroom, double bedroom, newly fitted bathroom. large family area with a conservatory and a new kitchen, To the first floor there is a double bedroom, accessed by spiral staircase, with adjoined wash hand basin and WC and a single bedroom. To the front of the property is a garden and driveway and single garage. To the rear is an enclosed garden mainly laid to lawn with mature plants and shrub borders.

EPC Rating D

Council Tax Band D (Leeds City Council)

No Smoking.

Deposit £1384

No Deposit Scheme Offered/Reposit

Minimum 12 months tenancy.

Broadband ADSL Standard, superfast & ultrafast available as suggested by Ofcom

Mobile Coverage: "Likely" indoor and outdoors all networks.

Available Beginning of November

Please read "Book A Viewing"

Ground floor

Hallway

From the front entrance is a small porch way leading to a hallway and doors to:

Lounge 5.18m x 3.35m;24.99m (max) (17'62" x 11;82" (max))

Overlooking the front garden the lounge has a bay window and a feature coal effect gas fire and surround. The room could also be used as a bedroom or study.

Bedroom One 3.05m x 2.95m (max) (10'49" x 9'08" (max))

This double bedroom faces over the front of the house and has a fitted wardrobes and units, neutral decor and laminate flooring.

Bathroom 2.13m x 1.83m (max) (7'81" x 6'73" (max))

This newly fitted four piece bathroom is extensively tiled and has a low-level W.C, wash-hand basin, panelled bath, walk-in shower cabinet and a heated towel ladder.

Kitchen 3.05m x 3.35m (max) (10'88" x 11'48" (max))

This brand-new kitchen has wall and base level units, newly laid laminate flooring, neutral decor and newly tiled splashbacks. There is a new electric oven and gas hob with an extractor over, plumbing for an automatic washing machine and space for a fridge/freezer.

Family Living Area 6.71m x 7.01m (max) (22'34" x 23'34" (max))

This large "L" shaped living area has neutral decor and offer lots of space for a family. There is a door leading to the first floor and a door leading to the garden.

Conservatory

Forming part of the living area this double-glazed conservatory has laminate flooring and overlooks the rear garden.

First Floor

Bedroom Two 3.35m x 5.18m (max) (11'29" x 17'97" (max))

This double bedroom is accessed by a spiral staircase and has fitted wardrobes, neutral decor and a door leading to:

Toilet

From the bedroom is a door leading to a toilet and wash hand basin.

Bedroom Three 3.96m x 1.52mv (max) (13'40" x 5'50"v (max))

This single dormer bedroom has a fitted wardrobe, neutral decor and a carpet.

Garden

To the front there is a mainly laid to lawn garden with surrounding plant and shrub borders and a driveway leading to a detached single garage. The rear garden is enclosed and mainly laid to lawn with surrounding plant and shrub borders.

Garage

To the rear of the driveway is a single garage with newly fitted up and over door.

No Deposit Scheme/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, cleaning, arrears at the end of the tenancy.

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

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.

