



Pinfold Hill | Whitkirk | LS15 0PW

£1,200 PCM

Newly Refurbished Three Bedroom End Terrace | Council Tax Band B | EPC Rating tbc | Deposit £1384 | No Deposit Scheme Offered/Reposit |  
Min 12 months tenancy | Broadband FTTC | Mobile Coverage "Likely" for all networks as suggested by Ofcom | Available Now.

**Emsleys** | estate agents



\*\*\* UNFURNISHED. NEWLY REFURNISHED TO A HIGH STANDARD THREE BEDROOM END TERRACE. CUL-DE-SAC POSITION. SOUGHT AFTER LOCATION. DRIVEWAY FOR PARKING & GARDEN\*\*\*

Located in a sought after neighbourhood, this terraced house is perfect for those seeking a convenient lifestyle. With local amenities, schools, and transport links within easy reach, you will have everything you need right on your doorstep. This end terrace house has been refurbished to a high standard and boasts additional features such as USB plug sockets, new gas central heating boiler and PVCu double-glazed windows. The landlord has also added additional insulation to the house to make it more energy efficient. The house comprises: a good size reception room and a newly fitted kitchen and dining area with new appliances and to the first floor are two double bedrooms and a third single bedroom with a storage cupboard and a bathroom with a walk-in shower cabinet, W.C and wash-hand basin. To the outside is small front garden and driveway to the side leading to a rear garden which will be landscaped in the summer weather permitting.

Council Tax Band B (Leeds City Council)

EPC Rating TBC

Deposit £1384

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Min 12 months tenancy

No Smoking

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Read "Book A Viewing"

### Ground floor

**Lounge 3.07m x 4.57m (max) (10'01" x 15'60" (max))**

The house is entered into the lounge. This decent size room has a bay window, neutral decor and is newly carpeted. A staircase leads from the lounge to the first floor.

**Kitchen/Diner 2.74m x 7.01m (max) (9'84" x 23'60" (max))**

To the rear of the house is a newly refurbished kitchen/diner which has neutral decor, new LVT flooring and PVCu composite patio doors leading to the rear garden.

The new high gloss kitchen has wall and base level units with work tops over. A brand new electric oven, gas hob and cooker hood are supplied.

The landlord can supply a washing machine and fridge/freezer on request, but they will not be repaired or replaced if they break down.

### First Floor

**Bedroom One 2.74m x 2.74m (max) (9'95" x 9'47" (max))**

This double bedroom faces over the rear of the house, has USB sockets and has been newly decorated and newly carpeted.

**Bathroom/Shower room 1.22m x 1.52m (max) (4'99" x 5'88" (max))**

This modern bathroom has a walk-in shower cabinet, W.C, wash-hand basin, heated towel ladder and is extensively tiled.

**Bedroom Two 3.15m x 2.74m (max) (10'04" x 9'37" (max))**

This double bedroom faces over the front of the house, has USB sockets, TV points and has been newly decorated and newly carpeted.

**Bedroom Three 2.13m x 1.52m (max) (7'15" x 5'92" (max))**

This single bedroom faces over the front of the house, has an in-built cupboard for additional storage and has been newly decorated and newly carpeted.

### Outside

To the front of the house is a small garden and to the side a long driveway with parking for two or more vehicles. To the rear is a garden laid mainly to lawn that the landlord will be landscaping in the summer and a storage shed.

### 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/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.

### Further Information

The loft is fully boarded and has a loft ladder and can be used for additional storage at the tenants own risk.

### 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





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.

