



The Locks | Woodlesford | LS26 8PU

£895 Per Calendar Month

Part or Unfurnished Two Bedroom Ground Floor Apartment | EPC Rating C | Council Tax Banding B
Deposit £1032.69 | No Deposit Scheme/Reposit Offered | Mobile Coverage: Indoor EE, Vodafone & Three Likely | Outdoor All main operators
available as suggested by Ofcom | Broadband ADSL | Standard & Superfast Available as suggested by Ofcom | Available Now

Emsleys | estate agents



**** WELL PRESENTED * PART OR UNFURNISHED * GROUND FLOOR TWO BEDROOM APARTMENT * **EXCELLENT TLOCATION ** ACCESS TO WOODLESFORD TRAIN STATION ****

Situated within this sought after location close to the canal , train station and the amenities of Woodlesford and Oulton. This well presented ground floor apartment has neutral decor throughout and is offered unfurnished . Benefiting from light, bright living accommodation throughout the apartment briefly comprising; entrance hall, lounge, kitchen, two good sized double bedrooms and a house bathroom. Externally the property benefits from a communal seating area to the rear, telephone security entry system affording access into the property and allocated off-street parking.

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Viewing highly recommended

Please see our viewing arrangements .

Hallway

From the communal hallway, the apartment opens to an internal hallway with a storage cupboard and doors to:

Bathroom 1.98m x 1.63m (max) (6'6" x 5'4" (max))

This modern white bathroom has a W.C, wash-hand basin, paneled bath with shower over with a glass shower screen.

Radiator and large mirrored medicine cabinet.

Bedroom One 3.05m x 4.42 (max) (10'0" x 14'6" (max))

This double bedroom has neutral decor and is fully carpeted.

The room benefits from a double wardrobe with sliding doors.

A bed frame has been left but this can be removed if required,

Open plan living room/Kitchen 6.35m x 5.77m (max) (20'10" x 18'11" (max))

This "L" shaped open plan living area has modern decor and is fully carpeted with windows to two aspects giving lots of natural light.

The kitchen area has high and low units with work-top over. Tiled flooring and splash-backs.

Electric oven and hob with cooker-hood over.

Integrated dishwasher and washing machine.

There are two sofas, footstool, TV table , small dining table and two chairs available. These can be removed if required.

Bedroom Two 3.05m x 3.18m (max) (10'14" x 10'05" (max))

This double bedroom has neutral decor and is fully carpeted.

Window facing over the front of the building.

Outside

To the outside is a shared fenced patio area and communal grounds with bin store.

The apartment benefits from an and an allocated parking space in the communal car park where there is also visitor parking spaces.



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.

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 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.

Book A Viewing.

To arrange a viewing, please complete our online application form via the website. You only need to submit this form once; it will cover all the properties you are interested in.

What Happens Next?

- Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

- Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

- After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysstateagents.co.uk.



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.

