



Severn Drive | Garforth | LS25 2BD

£1,250 Per Calendar Month

Unfurnished Three bedroom chalet style semi-detached house | Council Tax Band B (Leeds City Council) | EPC Rating TBC | Deposit £1442.30  
| No Smoking | Broadband ADSL | standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for O2 & EE and  
Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom | Available Now

**Emsleys** | estate agents



\*\*\* UNFURNISHED \* THREE BEDROOM CHALET STYLE SEMI-DETACHED HOUSE \* NEW BATHROOM\* THROUGH LOUNGE/DINER \* GARAGE & DRIVEWAY \*\*\*

Offered unfurnished this three bedroom chalet semi-detached house has been redecorated, new flooring and had a new gas central boiler fitted. The house is located with in a popular area of Garforth. The property is within close proximity of the local primary schools, and public transport links, together with amenities and a train station a short drive away. The accommodation briefly comprises; entrance hallway, newly fitted bathroom. lounge/diner with modern electric fire and wood surround and a fitted kitchen with a built-in hob and oven. Under the stairs it a cupboard housing the washing machine. To the first floor, there are three bedrooms - ( a built-in wardrobe and storage to bedroom three.) There are gardens to the front and rear, with driveway parking to the side. The single brick-built garage has electric doors. A Must View House!  
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Read "Book A Viewing"

## Ground floor

### Entrance Hall

From the entrance door, the hallway has newly fitted flooring and carpet.

Stairs lead to the first floor.

Large under stairs cupboard houses the washing machine. THIS WILL NOT BE REPAIRED OR REPLACED IF IT BREAKS DOWN.

Doors to:

### Bathroom 1.83m x 1.63m (max) (6'13" x 5'04" (max))

This newly installed modern bathroom has a W.C, Wash-hand basin, modern paneled bath with a rainwater and hand shower heads over and glass shower screen.

The room is extensively tiled.

### Lounge/Diner 6.65m max x 3.10m max narrowing to 2.13m'1.22m" (21'10" max x 10'2" max narrowing to 7'4")

Double-glazed window to the front, double-glazed window to the rear, modern electric fire with a wood fireplace and door to the kitchen.

Newly decorated and fully carpeted.

### Fitted Kitchen 2.29m x 2.54m (7'6" x 8'4")

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel unit with single drainer and mixer tap, built-in hob and electric oven, space for a fridge/freezer and a double-glazed window to the side.

Newly decorated and laminate flooring.

Door to the rear leading to the garden.

## First floor

### Landing

Double-glazed window to the side and access to the loft space.

### Bedroom One 2.97m x 3.91m (9'9" x 12'10")

Double-glazed window to the front and a door to an over stairs storage cupboard.

Newly decorated and fully carpeted.

### Bedroom Two 3.61m x 2.39m (11'10" x 7'10")

Double-glazed window to the rear and storage cupboard.

Newly decorated and fully carpeted.

### Bedroom Three 2.64m x 2.41m (8'8" x 7'11")

Double-glazed window to the rear and a built-in wardrobe with shelving and cupboard space.

Newly decorated and fully carpeted.



## Outside

There is a lawn to the front, with a driveway to the side offering off-road parking for a number of cars. The driveway leads to a detached single garage , which has an electric remote controlled door

. There is a small paved patio seating area, which leads to a rear garden laid mainly to lawn.

## No Deposit Scheme Offered | Reposit

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\*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

To arrange a viewing, please complete our online application form via the website. we link below. 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](mailto: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.

