

Richmond Row | Garforth | LS25 2QG £1,400 PCM

Part- Furnished| Two Bed & Two Bath End Town House | Council Tax Banding C | EPC Rating B | Deposit £1615.38| No Deposit Scheme/Offered Reposit | Minimum 12 month tenancy | No Smoking | Broadband Coverage. Standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage. All Operators "Likely" in and outdoors | Charging Point | Available the beginning of December.

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*** PART-FURNISHED* TWO BEDROOM END TOWN HOUSE * DINING/KITCHEN TWO DOUBLE BEDROOMS WITH TWO EN-SUITE BATHROOM/SHOWER ROOM & GUEST W.C * OFF-ROAD PARKING * CHARGING POINT***

This well presented modern TWO BEDROOM END TOWN HOUSE is offered part- furnished as seen and is ideally located within walking distance of the local train station. The property was newly built by Redrow and was completed in 2020. and has a Band B Energy Performance Certificate. The property has light and airy accommodation, which benefits from double-glazing and central heating, 'Amtico' flooring through the whole of the ground floor. The accommodation briefly comprises: Entrance vestibule, guest W.C, good sized lounge with stairs to the first floor and a modern dining/kitchen with high gloss fronted units, built-in larder fridge/freezer, dishwasher, double oven and hob, and the dining area has double-doors leading out into the rear garden. To the first floor, there are two double bedrooms - master with an en-suite bathroom and an en-suite shower room to bedroom two. There is off-road parking space to the front of the property. To the rear, there is a fully enclosed south-facing garden with a paved patio area, astro-turf and shed.

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PLEASE READ "BOOK A VIEWING"
A MUST VIEW HOUSE!!

Ground floor

Entrance Vestibule
Radiator, 'Amtico' flooring and a door to:

Guest WC 1.52m x 0.91m (max) (5'53 x 3'63" (max))
Fitted with a two-piece suite comprising; wash hand basin and a low-level WC. Extractor fan, tiled splashback, radiator and 'Amtico' flooring.

Lounge 5.44m max x 4.34m max (17'10" max x 14'3" max)
Double-glazed window to the front, radiator, built-in under-stairs storage cupboard, stairs to the first floor landing, 'Amtico' flooring and a door to:
Furnished as seen with a sofa and TV.
The TV will not be repaired or replaced if it breaksdown.

Kitchen/Diner 2.41m min x 4.32m (7'11" min x 14'2")
Fitted with a range of high gloss front base and eye level units with worktop space over with drawers, one and half bowl stainless steel sink unit with a single drainer and mixer tap and tiled splashbacks. Integrated larder fridge/freezer and dishwasher, plumbing for an automatic washing machine, built-in electric double oven and a built-in four ring gas hob with an extractor hood over. Double-glazed window to the rear, recessed spotlights. 'Amtico' flooring and double-glazed French double doors to the rear garden.
Dining table and chairs.

First floor

Landing
Radiator and a door to:

Main Bedroom 2.59m x 4.32m (8'6" x 14'2")
Two double-glazed windows to the front, radiator and a door to:
A double bed, mattress and mattress protector are supplied.

En-suite Bathroom
Fitted with a three piece modern white suite comprising; panelled bath with shower over and glass screen, wash hand basin and low-level WC. Tiled surround, extractor fan, shaver point and a chrome single radiator.

Bedroom Two 3.40m x 3.12m (11'2" x 10'3")
Double-glazed window to the rear, radiator, built-in storage cupboard and a door to:
Freestanding wardrobe is supplied.

En-suite Shower Room
Fitted with three piece modern white suite with recessed shower, wash hand basin and a low-level WC. Extractor fan, shaver point, tiled surround, chrome ladder single radiator and a double-glazed window to the rear.

Outside
There is an open plan garden with a small lawn to the front. A path leads to the front door and side path leads along the side of the house to a gate that offers access to the rear garden.
The south facing rear garden is fully enclosed, astro turf for ease of maintenance and a shed.
There is an off-road parking area to the front of the property for one car and a charging point is available to the side of the house.
A tenant must satisfy themselves that it is sufficient for their cars specification.

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.
Tenants will remain liable to pay any damages,utilities, 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@emsleysestateagents.co.uk.


IT'S NOT A MESS
IT'S CALLED
CHARACTER


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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.

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