



Roche Avenue | Seacroft | LS14 6NS

£1,000 PCM

Unfurnished Two Double Bedroom House | EPC Rating B | Council Tax Band B (Leeds City Council)
Deposit £1153 | No Deposit Scheme Offered/Reposit | 12 Months minimum term | Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom | Mobile Coverage All networks "Likely" in & outside with all operators "as suggested by Ofcom" | No Smoking | Available Mid April

Emsleys | estate agents



***BRAND NEW HOUSE * TWO BEDROOMS * TWO BATHROOMS * UNFURNISHED * ENERGY EFFICIENCY RATING B * PARKING SPACES ***

This two-bedroom Strata built quarter house is in the popular location of Seacroft and close to schools and shops. The property is over two floors and briefly comprises to the ground floor; an entrance hall, double bedroom, shower room with walk-in shower with double shower heads, W.C and wash hand basin. From the shower room is a utility room with plumbing for a washing machine. To the first floor is an open-plan living area with a brand new kitchen which has an electric oven and hob with extractor over and an under-counter fridge/freezer. To the second floor is a further double bedroom with a bank of fitted wardrobes and an en-suite bathroom with a panelled bath and shower over, wash-hand basin and W.C. To the outside of the house is an open garden to the front and a parking space.

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A Must View House!

Please Read Book A Viewing

Ground Floor Hallway

From the front entrance door, the hallway has stairs leading to the first floor, a cupboard housing the gas central heating boiler and doors leading to:

Bedroom One

This double bedroom has windows to dual aspects, neutral decor and is fully carpeted.

Shower Room

This brand-new shower room is extensively tiled and has a low-level W.C, wash hand basin and walk-in-shower cubicle with a modern double shower head.

First Floor

Open-plan Lounge/Dining/Kitchen

To the first floor is the living area which has windows to dual aspects, neutral decor, laminate flooring and a bank of wall and base level kitchen units.

The kitchen is brand new has a built-in electric oven and an electric hob with cooker hood over. There is an under-counter integrated fridge and freezer.

Door leading to a staircase to:

Second Floor

Bedroom Two

This double bedroom has neutral decor, is fully carpeted and has a bank of wardrobes to one wall. Door leading to:

En-suite Bathroom

This new bathroom suite is extensively tiled and has a low-level W.C, wash hand basin, a panelled bath with a double shower over and shower screen and a heated towel ladder.

Outside

To the front of the house is one parking space and steps leading to a pathway and the front door. There is an open front garden and to the side of the house a locked bin store.

Renting Through Emsleys

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.

2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

Applications can be made by using the link below:

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.

5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.

6. We will inform the landlord of your wish to let the property.

7. If agreed, we will send you confirmation information by email.

8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.

9. 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>.

10. We will then commence referencing, if required.

11. 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.

12. 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.

13. On the conclusion of referencing we will re confirm a check in date to the property.

14. We will send out draft paperwork electronically for you to read.

15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.

16. 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.

17. We will hand you the keys to your New Home

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.





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.

