Knightsway | Crossgates | LS15 7BP

£1,450 Per Calendar Month

Immaculate unfurnished | Three bedroom semi-detached house | EPC Rating D |Council Tax Banding C |Deposit £1673 |No smoking |Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom |Mobile Coverage "Likely" for all networks both indoor and outdoor accept 02 as suggested by Ofcom| Available Beginning August

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UNFURNISHED * IMMACULATELY PRESENTED * MODERN DECOR * FAMILY LIVING AREA * GARAGE WITH ELECTRIC DOOR * ENCLOSED GARDEN * DESIRABLE LOCATION

This very well presented three bedroom semi-detached property resides on a corner plot and is offered unfurnished. The property is ideal for a family or professional couple and is located within walking distance of Crossgates railway station and amenities. The property benefits from some double-glazing and gas central heating. In brief the internal accommodation comprises to the ground floor; front entrance hallway leading to a lounge, a modern kitchen with a dining area, a snug, ideal for family living and a lobby with a guest W.C. Upstairs there are three bedrooms and a modern bathroom and separate WC. To the front is a block-paved driveway leading to a garage with an electric door. The front garden is mainly laid to lawn and to the rear is a fully enclosed patio garden. Monthly garden maintenance is included in the asking price.
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Council Tax Banding C. (Leeds City Council)
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Available Beginning August
VIEWING HIGHLY RECOMMENDED
Please read BOOK A VIEWING.

Ground Floor

Hallway
The property is entered via the hallway which has neutral decor, is fully carpeted and has a door leading to:

Lounge 4.09m x 3.61m (max) (13'05" x 11'10" (max))
Situated off the hallway to the front of the property the lounge has neutral decor, is fully carpeted and has a feature gas fire with surround.

Kitchen 6.07m x 5.46m " (max) (19'11" x 17'11 " (max))
To the rear of the house is a modern "L"-shaped kitchen with wall and base level units, modern fitted electric hob and oven with extractor above along with an integrated, dishwasher and fridge/freezer and space for a tumble dryer and washing machine.
The dining area overlooks the rear garden which can be accessed by PVCu patio doors and also leads to the snug.

Family Area/Snug 3.33m x 3.15m (max) (10'11 x 10'4" (max))
Situated off the dining area this family area or snug is ideal as an informal lounge/living area or an additional dining area and has neutral decor and is fully carpeted.

Guest WC
Situated off the kitchen is a small lobby and guest W.C with a low level toilet and wash hand basin.

First Floor

Bedroom One 4.29m x 3.28m (14'01" x 10'09")
Facing over the front the house this good size double bedroom has neutral decor and is fully carpeted.

Bedroom Two 3.33m x 3.28m (max) (10'11" x 10'9" (max))
Facing over the rear garden this double bedroom with neutral decor, being fully carpeted and having a built-in wardrobe.

Toilet
Separate W.C to the bathroom with a white WC and being extensively tiled.

Bathroom
A modern white bathroom with a panelled bath with shower and screen over. Being extensively tiled and having a towel ladder.

Bedroom Three 2.41m x 2.39m (max) (7'11 x 7'10 (max))
Facing over the front of the house this single bedroom has a built-in wardrobe, neutral decor and is fully carpeted.

Garage
Metal gates open to side of the house onto a block-paved driveway and a single garage with an electric door.

Garden
To the front is a well maintained garden area laid mainly to lawn. To the rear is a fully enclosed, secluded patio area.

Directions
From our Crossgates office turn left onto the A6120. Turn right onto Station Road then continue forward onto Knightsway where number 57 can be identified by our Emsleys To Let board.

Tenant 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 our 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.

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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