



Cherrywood Gardens | | LS14 2HE

£1,200 PCM

UNFURNISHED DETACHED TWO BEDROOM BUNGALOW | EPC Rating D | Council tax Band D (Leeds City Council) | Deposit £1384 | No Deposit Scheme Offered/Reposit  
| Mobile Coverage: Indoor Three "Likely" | Outdoor All main operators available as suggested by Ofcom | Broadband ADSL | Standard, Superfast & Ultrafast available as  
suggested by Ofcom | Minimum 12 months tenancy | Available Now

Emsleys | estate agents

**\*\*\*UNFURNISHED TWO BEDROOM DETACHED BUNGALOW\* EN SUITE SHOWER ROOM \*NEWLY DECORTAED\* NEW CARPETS\* GARAGE & DRIVEWAY\* SECLUDED POSITION\*\*\***

A rare opportunity to rent this unfurnished two bedroom detached bungalow which offers gas central heating and PVCu double-glazed windows and doors. The bungalow has good sized bedrooms and a spacious living room and dining area. The accommodation briefly comprises; entrance hall, spacious living/dining area, fitted kitchen, bathroom and two double bedrooms, en-suite shower room. To the outside there are gardens to all sides. A tarmac driveways has parking for two or more cars and further benefits from integral single garage are gardens to all sides with decked area.

Set in a secluded position at the end of a cul-de-sac just off Naburn Approach the property is ideally placed for commuters to Leeds, Wetherby or York with easy access to the A64, A1/M1 motorway network and the A6120 Leeds Outer Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are amenities and a railway station at Crossgates.

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A MUST VIEW HOUSE!

Please Read "Book A Viewing"

### Hallway

From the interior porch door this "shaped" hallway has two storage cupboards and door leading to:

### Porchway

The exterior door opens into a small porchway with door to:

### Lounge/Dining Room 5.31m x 5.79m (max) (17'05" x 19'27" (max))

This large "L" shaped lounge/dining room has been newly decorated and has new carpets.

Patio doors lead to the rear garden.

### Kitchen 3.96m x 2.74m (max) (13'49" x 9'45" (max))

This decent size modern kitchen has high and low units with work top over.

Gas cooker,

Door leading to rear garden and the garage

### Bathroom 2.13m x 1.52m (max) (7'35" x 5'20" (max))

The main bathroom has been newly decorate and is extensively tiled and has vinyl flooring.

Wash-hand basin, W.C and panelled bath with shower over.

### Bedroom One 3.96m x 2.74m (max) (13'52" x 9'97" (max))

Overlooking the front of the house, the main bedroom has been newly decorated and has new carpets.

Door leading to:

### En suite Shower Room 0.91m x 1.52m (max) (3'83" x 5'16" (max))

The shower room has a walk-in shower cabinet, W.C and wash hand basin.

Vinyl flooring and extensively tiled.

### Bedroom Two 3.05m x 2.44m (max) (10'12" x 8'71" (max))

Overlooking the front of the house, this double bedroom has been newly decorated and has new carpets.

### Garage 4.57m x 3.05m (max) (15'44" x 10'23" (max))

The integral single garage can be accessed via the kitchen or up and over door,

The garage houses the central heat boiler.

### Outside

To the front is a tarmac driveway with parking for more than two cars.

The garden surrounds the house and the rear is enclosed with a decked and patio area.

### 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.

### 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, cleaning, arrears at the end of the tenancy.

### Book A Viewing

If you wish to view the property, please use the link below and complete the application form:

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

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week’s rent.
- 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>.

- We will then commence referencing, if required.
- 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.
- 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.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
- 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.
- We will hand you the keys to your New Home

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.





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.

