



Silkstone Court | | LS15 8TW

£1,150 Per Calendar Month

Unfurnished Two Bedroom Mid-Terrace Townhouse | EPC Rating C | Council Tax Banding C (Leeds City Council) | Deposit £1326 | No smoking | Broadband :

Emsleys | estate agents



UNFURNISHED * MID-TERRACE TOWN HOUSE * SOUGHT AFTER LOCATION * TWO BEDROOMS * GARDEN * GARAGE

Situated in the sought after area of Crossgates, close to amenities and within a 5 minutes walk of the railway station, this mid-terrace unfurnished property has been newly decorated and comprises; two double bedrooms, a good size lounge, newly fitted kitchen/diner, and a modern bathroom with a shower above the bath. The property has double-glazed windows throughout and gas central heating. To the outside there is a low maintenance rear garden and open front garden. There is a separate garage in the adjacent garage block. The property is presented in very good order and would suit a professional couple.

EPC Rating C

Council Tax Banding C (Leeds City Council)

Deposit £1326

No smoking

Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage All major operators "Likely" both indoor and outdoor as suggested by Ofcom.

Available Now

VIEWING HIGHLY RECOMMENDED

Please read BOOK A VIEWING.

Hallway

The front door leads into a small hallway with stairs leading to the first floor and door to:

Lounge 4.27m x 2.74m (max) (14'49" x 9'42" (max))

Newly decorated an engineered wood flooring.

Feature mantelpiece.

Kitchen/Dining Room 3.66mx 2.13m (max) (12'42" x 7'43" (max))

This newly fitted kitchen in high gloss cream with wood fascia work tops has high and low units.

Electric oven and hob with extractor over.

Plumbing for a washing machine and under-counter space for a fridge or freezer

Bathroom 2.13m x 1.52m (max) (7'58" x 5'45" (max))

This modern white bathroom suite is extensively tiled with wash-hand basin, W.C, bath with shower over and shower screen.

Bedroom One 3.45m x 2.13m (max) (11'04" x 7'33" (max))

Facing over the rear garden, this double bedroom has been newly decorated an engineered wood flooring.

Bedroom Two 2.44m x 3.66m (max) (8'88" x 12'45" (max))

Facing over the front garden, this double bedroom benefits from two windows providing lots of light to the room.

The bedroom has in-built double wardrobe and a further storage cupboard with drawers.

Newly decorated with engineered wood flooring.

Garden

To the front there is an open lawn and to the rear an enclosed garden with patio area and lawn.

The rear fencing has been replaced and gate fitted allowing access to the garage block behind.

Garage

There is a single brick garage with up and over door in the adjoining garage block.

The garage does not have any power.



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 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@emsleysstateagents.co.uk.



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t: 0113 264 2642 lettings@emsleysestateagents.co.uk

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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.

