



Biddenden Road | | LS15 8XD

£675 PCM

Unfurnished or Part Furnished Ground Floor Studio | EPC Rating D | Council Tax Band A | No smoking | Deposit £778 | Broadband , standard, & ultrafast available as suggested by Ofcom. | Mobile Coverage "Likely" for O2, EE and Three indoors, outdoors all networks "Likely" as suggested by Ofcom. No Pets allowed under the Head lease | Available 21 April Min 12 months tenancy

Emsleys | estate agents



PART-FURNISHED* GROUND FLOOR STUDIO* MODERN DECOR * MODERN KITCHEN & BATHROOM COMMUNAL PARKING.

This first floor studio overlooks trees and fields to the rear and benefits from double-glazing and neutral décor throughout. The property is offered part furnished and is fully electric with wall mounted heaters and electric fire and surround. The accommodation briefly comprises; hallway, modern shower room, living area and modern kitchen with appliances. To the rear of the building is a good size communal garden and plenty of parking to the front and side. Close to local amenities at Crossgates.

EPC Rating D (Leeds City Council)

Council Tax Band A

No smokers

Deposit £778

Broadband, standard, & ultrafast available as suggested by Ofcom.

Mobile Coverage "Likely" for O2, EE and Three indoors, outdoors all networks "Likely" as suggested by Ofcom.

Pets are banned under the Head Lease.

Available 21 April

Min 12 months tenancy

Viewing recommended.

Please Read "BOOK A VIEWING"

Hallway

The external block door leads to a lobby and no 3 is situated to the left hand side.

The door to the studio enters into a hallway with a entry phone and built in- wardrobe.

Doors leading to:

Kitchen 1.52m x 2.44m (max) (5'20" x 8'98" (max))

This modern kitchen has modern high and low units and works tops over.

Laminate flooring and tiled splashbacks.

The kitchen has an electric cooker, washing machine, dryer and freestanding fridge/freezer.

The tenant requires their own cooking utensils, cutlery and crockery.

Living Area 4.27m x 2.74m (max) (14'61" x 9'88" (max))

The living area has been newly decorated and has new laminate flooring.

There are two PVCu double glazed window giving lots of light and views over the rear communal garden

Electrical panel heater is mounted to the wall and there is an additional electric heater and mantelpiece which give a focal point for the room.

A TV bracket is supplied and the landlord.

A double bed, dining table, bedside table and coffee table are provided.

The tenant will need their own linen.

Shower Room 1.52m x 1.83m (max) (5'52" x 6'16" (max))

This modern shower room is extensively tiled and has storage cupboards and wash hand basin inset into a vanity unit.

W/C and corner walk-in shower cabinet.

There is also a further storage cupboard housing the water tank.

Exterior

There is unallocated parking to the front and side and there is a good size communal garden to the rear with decked area, garden furniture, a shared shed and washing line.

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.

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy. 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! - <https://reposit.co.uk>

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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.

Book A Viewing

If you wish to view any of our properties, please use the link below and complete the application form

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

- 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing, and they will check your credit, and affordability. 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 fee and /or deposit to us 24 hours before 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





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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