

Castle Lodge Avenue | Rothwell | LS26 0ZD

£1,150 Per Calendar Month

Three Double Bedroom Townhouse | EPC Rating C | Council Tax Band D | Deposit £1326.92 | No Deposit Scheme Offered/Reposit | No smoking | Mobile Coverage indoor variable for all operators. Outdoor, good for all operators as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom| Available Now.

Emsleys | estate agents







*** MODERN THREE- BED MID TERRACE TOWNHOUSE* THREE DOUBLE BEDROOMS* ONE EN SUITE SHOWER ROOM* DRIVEWAY & GARAGE ENCLOSED REAR GARDEN***

This three-bedroom mid-Townhouse with views is situated within this sought after residential development with views over the green and Clock Tower. The property is within easy access to the M1 & M62 motorways and athirty-five5minutes bus ride to Leeds City Centre. The property briefly comprises; reception hall, double bedroom, shower room, and storage cupboard,. To the first floor is a modern kitchen/dining room with appliances and good size lounge with views over the central green and Clock Tower and small balcony. To the second floor to the first floor is a decent size lounge and master bedroom with an en suite shower room. To the second floor are two double bedrooms, one with an en-suite shower room and house bathroom. To the front is private driveway leading to an integral single garage To the rear an enclosed garden with decking and lawn.
EPC Rating C
Council Tax Band D (Leeds City Council)
Deposit £1326.92
No Deposit Scheme Offered/Reposit
No smoking
Mobile Coverage indoor variable for all operators. Outdoor, good for all operators as suggested by Ofcom.
Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom.
Available Now.
Please Read - Book A Viewing.

## Hallway
The hallway has a large under stairs storage cupboard, door to the integral garage and rear garden as well as doors to:

## Bedroom One 3.05m x 2.74m (max) (10'61" x 9'73" (max))
To the rear of the hallway and overlooking the rear garden is a double bedroom.
Ideal for guests or a study.

## Shower Room 2.44m x 0.61m (max) (8'50" x 2'42" (max))
This shower room has a shower cabinet, WC and wash hand basin.

## First Floor Landing
Doors to:

## Kitchen/Dining Room 4.57m x 2.74m (max) (15'14" x 9'77" (max))
This good size kitchen/dining room has modern decor and tiled flooring.
There are high and low level units proving plenty of storage and work tops over.
Integrated fridge/freezer, dishwasher, double electric ovens and gas hob with cooker-hood over.
Washing machine.
Double PVCu French patio doors with Juliette balcony give the room lots of light.

## Lounge 3.66m x 4.57m (mac) (12'64" x 15'53" (mac))
This large lounge has views over the central green within the development and its feature Clock Tower.
There are PVCu double patio doors leading to a small balcony where a morning coffee can be taken whilst enjoying the view.
Neutral decor and fully carpeted.

## Second Floor Landing
With neutral decor and fully carpeted, the landing has a cupboard housing the central heating boiler and built -in double wardrobe for additional storage.

## Bedroom Two 3.05m x 2.74m (10'48" x 9'84" )
This double bedroom faces over the rear garden and is fully carpeted.

## Bedroom Three 3.05m x 3.66m (max) (10'92" x 12'91" (max))
The main bedroom faces over the front of the house.
Neutral decor and fully carpeted.
The room benefits for a built-in double wardrobe and door leads to the en -suite shower room.

## En-suite Shower Room 1.22m x 1.22m (max) (4'76" x 4'98" (max))
Extensively tiled with WC, wash-hand basin and shower cabinet

## Family Bathroom 1.52m x 1.83m (max) (5'76" x 6'76" (max))
The family bathroom is extensively tiled and has a paneled bath, WC and wash-hand basin.

## Garage 5.18m x 2.74m (max) (17'36" x 9'13" (max))
This integral single garage has an up and over door and door leading the hallway.
The garage has power and a tiled floor.
Ideal for storage.

## Exterior
To the front is a driveway of and bin-stores.
To the rear is a garden laid to lawn and decked area.
A shed is provided to the rear for storage of garden equipment.

## No Deposit Scheme Offered/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.

## 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@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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 264 2642 lettings@emsleysestateagents.co.uk

Emsleys | estate agents