



Eskdale Grove | Garforth | LS25 2AU

£1,200 PCM

Unfurnished Three Bedroom Semi-Detached House | Available Now | Council Tax Band D (Leeds City Council) | EPC Rating C | Deposit £1384 | No Deposit Scheme

Emsleys | estate agents



***UNFURNISHED* SPACIOUS SEMI- DETACHED HOUSE* THREE BEDROOMS*. SOUGHT AFTER LOCATION. * FRONT & REAR GARDEN* *DRIVEWAY * NEW FLOORING.

Located in this sought after location within 15 minutes walk of Garforth East Station. This unfurnished spacious three-bedroom semi-detached house offers gas central heating and PVCu double-glazing. The house has in brief comprises; small front entrance porch, lounge /dining room, and kitchen Upstairs are three bedrooms and bathroom. Outside are front and rear gardens laid to lawn and a driveway offering off-road parking for more than two cars. To the rear of the driveway is a single garage that can be used for storage.

Council Tax Band D (Leeds City Council)

EPC Rating C

Deposit £1384

No Deposit Scheme Offered/Reposit.

Min 12 months tenancy

No Smoking

Broadband ADSL| standard, superfast & ultrafast available as suggested by Ofcom.

Mobile coverage. All operators "Likely" indoors & outdoors all networks as suggested by Ofcom.

Available Now

A MUST VIEW HOUSE.

Read "Book A Viewing

Lounge Area 3.66m x 4.88m (max) (12'60" x 16'26" (max))

The porchway opens into the decent size lounge with new laminate flooring and neutral decor.

An ornamental gas fire provides a focal point for the room.

Under stairs storage cupboard and open staircase leads to the first floor.

Dining Area 3.05m x 2.44m (max) (10'40" x 8'50" (max))

From the lounge an open archway leads to the dining area with new laminate flooring and neutral decor.

Conservatory

From the dining room sliding patio led to a rear conservatory that add further family space.

Kitchen 3.05m x 1.83m (max) (10'94" x 6'99" (max))

The kitchen has high and low units and tiled splashbacks.

An electric oven and gas hob with cooker hood over.

Space for a fridge/freezer and plumbing for a washing machine.

Bedroom One 3.05m x 2.74m (max) (10'40" x 9'55" (max))

Facing over the rear garden, this double bedroom has new laminate flooring.

Bathroom 1.52m x 1.52m (max) (5'39" x 5'89" (max))

This extensively tiled bathroom has a W.C, wash-hand basin, and panelled bath with shower over.

Bedroom Two 3.66m x 2.13m (max) (12'58" x 7'89" (max))

Facing over the front of the house, this good size double bedroom has new laminate flooring.

A built-in mirrored wardrobe is great for storage.

Bedroom Three 1.83m x 1.52m (max) (6'35" x 5'97" (max))

Facing over the front of the house, this single bedroom has new laminate flooring and built in cupboard for storage.

Outside

To the front is a driveway and lawn with gate to the rear that leads to the rear garden.

The rear garden is laid to lawn.

Garage (storage)

The garage front door is useable, but a tenant may use the side door to the garage.

The tenant uses the garage eat their own risk. The landlord will not be responsible for any good stored in the garage.

First Floor

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.

Book A Viewing

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

This can be used for all the properties you wish to view.

<https://www.emsleysestateagents.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 rent 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.

