


Lulworth Drive | | LS15 8PE £1,250 PCM

Furnished & Unfurnished Two Double Bedroom Semi-Detached House | Council Tax Banding B
EPC Rating B | Deposit £1442.30 | No Deposit Scheme/Offered Reposit | No Smoking | Broadband Coverage. Standard, superfast & ultrafast available as suggested by Ofcom. Virgin available. | Mobile Coverage. All Operators "Likely" in and outdoors | Available Now..

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*** UNFURNISHED/ FURNISHED* IMMACULATE TWO-BEDROOM SEMI-DETACHED HOUSE * DINING/KITCHEN TWO DOUBLE BEDROOMS * GARAGE AND DRIVEWAY * E.V CHARGING POINT* SOLAR PANELS ***
We are excited to offer this immaculate two double bedroom semi-detached house is offered furnished or unfurnished depending upon the tenants needs. With solar panels and E V charging point the house has a Band B Rating for Energy Performance Certificate. The property is decorated and furnished to a high standard with modern fixtures and fittings. The accommodation briefly comprises: Entrance hallway, good sized lounge and a modern dining/kitchen with integrated appliances fridge/freezer, dishwasher, double oven and hob, and the dining area has double-doors leading out into the rear garden. To the first floor, there are two double bedrooms and modern bathroom. The main bedroom with a walk-in wardrobe. To the outside is a large driveway with parking for multiple cars leading to a single garage with electric door. To the side of the house is an E.V charging unit. To the rear if a fully enclosed garden with patio area and astro-turf for ease of maintenance. The house also benefits from solar panels,
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PLEASE READ "BOOK A VIEWING"
A MUST VIEW HOUSE!

## Hallway
From the entrance the house opens into a hallway with modern decor and wooden floor.
Door leads to:

## Lounge 3.35m x 3.96m (max) (11'34" x 13'52" (max))
This good size lounge has wood flooring, modern neutral decor with a brick feature mantelpiece with an inset gas fire.

## Kitchen/Dining 2.74m x 4.27m (max) (9'57" x 14'40" (max))
This modern kitchen has high gloss until and modern work tops over and wooden flooring.
Integrated fridge-freezer, dishwasher, electric oven and hob with cooker-hood over.
The Landlord will also leave toaster, microwave and other kitchen appliances but these will not be repaired or replaced if they breakdown.

## Uility Cupboard
The pantry off the kitchen houses the washing machine.
The washing machine will not be repaired or replaced if it breakdown.

## First Floor

## Bedroom One 2.72m x 3.35m (max) (8'11" x 11'19" (max))
Overlooking the rear garden, this double bedroom has neutral decor and wooden flooring.
Currently being used as an office.

## Bedroom Two 3.05m x 3.35m (max) (10'51" x 11'58" (max))
The main double bedroom overlooks the front of the house.
The room has modern neutral decor and wooden flooring.
The room benefits from a walk-in-wardrobe.

## Bathroom 1.52m x 1.83m (max) (5'55" x 6'85" (max))
This modern bathroom is extensively tiled and wooden flooring.
There is a white bathroom suite with wash-hand basin, W.C and paneled bath.
A modern waterfall shower is over the bath with glass shower screen.
Heated towel ladder.

## Garage
To the rear of the driveway is a single brick-built garage with electric door and dryer.
The garage also houses garden chairs for the tenants use.
Please note that the dryer will not be repaired or replaced if it breaks down.

## Outside
To the front is a large driveway way with an E V charging point to the side wall.
To the rear is an enclosed garden with patio area and astro-turf for ease of maintenance,
To the roof are solar panels.

## IMPORTANT NOTES FOR A TENANT
The house is offered furnished and unfurnished.
The furniture is as seen although the Landlords personal items will be removed.
The Landlord can compromise on furnishings and is leaving TV's and electrical appliances.

PLEASE NOTE THAT TV'S AND ELECTRICAL APPLIANCES OTHER THAN THOSE BUILT-IN OR INTEGRATED WILL NOT BE REPAIRED OR REPLACED.

## 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
To arrange a viewing, please complete our online application form via the 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 www.emsleysestateagents.co.uk

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