



Aberford Road | Woodlesford | LS26 8LQ

£995 Per Calendar Month

Unfurnished | Three Bedroom Terrace House | EPC Rating D | Council Tax Band B | No smoking
Broadband: ADSL, Superfast Ultrafast, Gigabit | Mobile EE good indoor, all others good to variable indoors. All operators good outdoors |
Deposit £1148.07 | No deposit scheme offered /Reposit | Parking to the rear| Available end of August.

Emsleys | estate agents



*****UNFURNISHED * THREE DOUBLE BEDROOM TERRACE * MODERN DECOR * AVAILABLE IMMEDIATELY*****

This large and well presented three bedroom terrace house is located close to the amenities of Woodlesford. The property is entered either by the front entrance door or via the rear yard. The ground floor comprises; a large lounge, dining room and good size galley style kitchen with an electric hob and oven, plumbing for a washing machine and space for a fridge/freezer. To the first floor are two double bedrooms and a white three piece bathroom with an electric shower over the bath. The second floor has a further double bedroom or study. To the exterior are paved gardens to the front and rear, which has space for the parking of a car. The property benefits from gas central heating and double-glazing and is a must view.

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Deposit £1148.07

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Available end of August.

Viewing strongly recommended.

Please Read "Book A Viewing

Ground Floor

Hallway

Entered from the exterior door, the hall way has doors leading to:

Lounge 3.61m x 4.09m (max) (11'10" x 13'05" (max))

This good size lounge has polished floorboards, modern décor and a feature fire place and mantelpiece.

Dining Room 3.91m x 5.36m (max) (12'10" x 17'07" (max))

This large dining room has modern décor, is carpeted with polished wood edging and a feature electric fire inset into the chimney breast. There is a pine dresser for the tenants use, a useful storage cupboard and PVCu patio doors leading to the rear patio/yard.

Kitchen 4.62m x 1.88m (max) (15'02" x 6'02" (max))

The "galley" style kitchen has wall and base level units with work tops over, electric oven and hob, plumbing for a washing and space for a fridge and freezer, tiled splashbacks and a door leading to the rear patio/yard.

First Floor

Bedroom One 3.63m x 5.23m (max) (11'11" x 17'02" (max))

Over looking the front of the house, this large double bedroom has a polished wood floor and modern décor. A useful walk-in storage cupboard and a free-standing wardrobe.

Bedroom Two 3.00m x 4.06m (max) (9'10" x 13'04" (max))

Over looking the rear of the house, this good size double bedroom is fully carpeted, has modern décor and a free-standing wardrobe.

Bathroom 2.57m x 1.88m (max) (8'05" x 6'02" (max))

Extensively tiled this white bathroom suite has a low level W.C, wash-hand basin, a panelled bath with an electric shower and curtain over and a storage cupboard housing the central heating boiler.

Second Floor



Bedroom Three 5.18m x 5.26m (max) (17'0" x 17'03" (max))

This large attic bedroom is accessed from the first floor hallway, is fully carpeted and has modern neutral décor. There are two 'Velux' windows that allow plenty of light and a single freestanding mirrored wardrobe. This would also make an excellent office space or playroom.

Outside

There is a paved front garden leading to the front entrance door and to the rear is a patio/yard with space to park a car. There is also an external outhouse for additional storage.

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.

Tenant 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.

Book A Viewing

o arrange a viewing, please complete our online application form via the website. we link below.

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.

Direction

From our Rothwell office turn right onto Commercial Street then left onto the A654. At Oulton roundabout continue forward onto Aberford Road where the property can be identified on the left hand side by our Emsleys To Let board.



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.

