

Lidgett Court | Garforth | LS25 1LG

£1,300 Per Calendar Month

Unfurnished Three Bedroom Link-Detached House| Council Tax Band D| EPC Rating TBC | Deposit £1500 | No Deposit Scheme Offered/Reposit | No Smoking | Broadband ADSL| standard, superfast & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for 02 & Three indoors. All operators indoors,as suggested by Ofcom | Available Now

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*** UNFURNISHED* THREE BEDROOM LINK-DETACHED HOUSE* GARAGE & DRIVEWAY PARKING * MODERN DECOR & FITTINGS* CUL-DE-SAC POSITION***
Situated at the top of a cul-de-sac , this unfurnished family house has three bedrooms, kitchen with breakfast for casual dining. There is a good size lounge. Which offers direct access to the garden via patio doors, creating a seamless blend of indoor and outdoor spaces. To the outside are front and rear gardens, single garage, and driveway . The house is well-situated with excellent public transport links, and local amenities on Main Street. Furthermore, having schools in close proximity makes this a perfect choice for families with school-age children.
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Read "Book A Viewing

## Hallway
The front door opens to a decent size hall way with stairs leading to the first floor and doors to:

## Kitchen 3.35m x 2.13m (max) (11'35" x 7'67" (max))
Newly fitted vinyl , neutral decor and modern tiled splash-backs.
The kitchen has a small breakfast bar and high and low units with work-tops over.
Electric oven and gas hob with cooker-hood over.
Washing machine
PLEASE NOTE THAT THE WASHING MACHINE WILL NOT BE REPAIRED OR REPLACED IF IT BREAKSDOWN.

## Lounge 3.66m x 4.27m (max) (12'84" x 14'15" (max))
This good size lounge spans the rear of the house,
Modern decor and fully fitted carpets.
The room has a useful storage cupboard and sliding patio doors that lead to the rear garden.

## First Floor

## Bedroom One 1.83m£ x 1.83m (max) (6'50£ x 6'37" (max))
This single bedroom or office overlooks the front of the house.
Neutral decor and fully fitted carpets.

## Bedroom Two 2.74m x 2.13m (max) (9'73" x 7'31" (max))
This double bedroom overlooks the front of the house.
Neutral decor and fully fitted carpets.

## Bathroom 2.13m x 1.52m (max) (7'27" x 5'27" (max))
A modern bathroom with white WC, wash-hand basin and panelled bath with shower over.
Glass shower screen and heated towel rail.
Extensively tiled.

## Bedroom Three 2.44m x 4.27m (max) (8'74" x 14'22" (max))
The main double bedroom spans the rear of the house and overlooks the rear garden.
Neutral decor and fully fitted carpets.
There is also a freestanding double wardrobe.

## Outside
To the front is a small open garden and driveway that leads to a single garage .
The garage has an up and over door and has power fitted.

## 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.

## 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
To 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@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.

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