



Queens Road | | WF10 3EQ

£925 PCM

Unfurnished Three Bedroom Semi-Detached House | EPC Rating D | Council Tax Banding A (Wakefield Council) | Deposit £1067 | No smoking  
| Broadband standard, superfast & ultrafast as suggested by Ofcom | Mobile coverage. All operators "Likely" outdoors all , Indoors all apart  
from EE as suggested by Ofcom | Available Now

**Emsleys** | estate agents



**\*\*\* UNFURNISHED\* LARGE SEMI-DETACHED \* THREE BEDROOMS\* NEW KITCHEN & BATHROOM\* IMMACULATELY PRESENTED\*CORNER PLOT\* CLOSE TO LOCAL SHOPS AND GREAT FOR THE M1 & M62 MOTORWAYS\*\*\***

This semi-detached house is on a corner plot with a good size garden laid mainly to lawn. Its within walking distance of local shops and is good for commuting via the M1 & M62. The property has been newly refurbished with a new bathroom and kitchen, new flooring and modern decor. Briefly comprising to the ground floor: lounge and kitchen and lounge. To the first floor are two double bedrooms and a good size single bedroom and modern bathroom with two shower heads with rainwater shower. The property benefits from double-glazing and gas central heating.

EPC Rating D

Council Tax Banding A (Wakefield Council)

Deposit £1067

No smoking

Broadband: standard, superfast & ultrafast as suggested by Ofcom

Mobile coverage: All operators "Likely" outdoors, indoors all apart from EE as suggested by Ofcom.

Available Now

A Must View House!

Please Read " BOOK A VIEWING."

### Hallway

From the front door, you enter a hallway way with staircase to the first floor and doors to:

### Lounge 4.27m x 3.96m (max) (14'36" x 13'47" (max))

This decent size lounge has been newly decorated and has a feature wall. There is new laminate flooring and bay window which overlooks the front of the house.

### Kitchen/Dining 4.88m x 2.13m (max) (16'90" x 7'63" (max))

This newly fitted kitchen has high and low units. Newly installed electric oven and induction hob with extractor over. Integrated fridge/freezer and space for a washing machine. Tiled splashbacks and new laminate floor. Large pantry for storage and rear door to the garden.

### First Floor

### Bedroom One 2.74m x 3.05m (max) (9'49" x 10'70" (max))

This double bedroom overlooks the rear of the house. Newly decorated and new carpets.

### Bedroom Two 3.35m x 2.44m (max) (11'31" x 8'92" (max))

This double bedroom overlooks the front of the house. Newly decorated and new carpets.

### Bedroom Three 2.44m x 2.13m (max) (8'28" x 7'31" (max))

This good size single bedroom overlooks the front of the house. Newly decorated and new carpets.

### Bathroom 1.22m x 1.52m (max) (4'91" x 5'42" (max))

This newly installed bathroom is extensively tiled.

New W.C, wash-hand basin and panelled bath with a new double shower unit over with a rainwater showerhead.

Glass shower screen and heated towel ladder.

### Exterior

The property sits in a corner plot with wrap around garden laid mainly to lawn.

### 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 Reposit 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

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

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

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

Please see a link to our website for properties.

<https://www.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.

