



Holmsley Lane | Woodlesford | LS26 8RY

£895 PCM

Unfurnished | Two bedroom top floor apartment | Council Tax Band B (Leeds City Council) | EPC Rating C  
No Deposit Scheme Offered/Reposit | Minimum 12 month tenancy | Deposit £1032 | Available Mid September | Allocated Parking Space | Mobile Coverage: Indoor  
EE & Three Likely | Outdoor All main operators available | Broadband FTTC | Standard & Superfast Available as suggested by Ofcom.

**Emsleys** | estate agents



### \*\*\*POPULAR LOCATION \* TWO DOUBLE BEDROOMS \* MODERN TOP FLOOR APARTMENT\*\*\*

This top floor apartment is offered unfurnished. The property has neutral décor throughout and benefits from gas central heating, double-glazing and an allocated parking space. The accommodation briefly comprises; open-plan living area with a modern fitted kitchen with appliances, two double bedrooms and a bathroom with a three piece suite and shower over the bath. Externally there are communal gardens, allocated parking for one vehicle, visitors parking and entry phone access. Close to Woodlesford train station and bus services, easy access to the M1, A1 and M62.

EPC Rating C

Council Tax Band B (Leeds City Council)

No smokers,.

Deposit £1032

No Deposit Scheme Offered/Reposit

Minimum 12 Months Tenancy

Mobile Coverage: Indoor EE & Three Likely | Outdoor All main operators available as suggested by Ofcom.

Broadband FTTC| Standard & Superfast Available as suggested by Ofcom

Available the Mid September

Viewing highly recommended.

Please Read " BOOK A VIEWING"



### Open-plan Living Area 5.51m x 4.85m (max) (18'1" x 15'11" (max))

Open-plan living area overlooking the front of the property with white décor and laminate flooring.

### Kitchen Area

To the rear of the living area, this modern kitchen has wall and base level units with work surfaces over. Appliances; electric oven, gas hob with extractor over, integrated washer/dryer and a free standing fridge/freezer.

### Bedroom One 3.78m x 3.73m (max) (12'5" x 12'3" (max))

To the rear of the apartment overlooking the car park, this double bedroom has white décor and laminate flooring,.

### Bedroom Two 3.78m x 2.54m (max) (12'5" x 8'4" (max))

To the rear of the apartment overlooking the car park, this double bedroom has white décor and laminate flooring,.

### Bathroom 2.13m x 2.54m (max) (7' x 8'4" (max))

A good size bathroom which is extensively tiled with a white W.C, wash hand basin, panelled bath with shower over and shower screen and an internal storage cupboard.

### Exterior

To the rear is a car park with an allotted parking space and further visitors spaces , bin store and communal grounds.

### 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.

### No Deposit Scheme Offered/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! - <https://reposit.co.uk/>

\*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

### Book A Viewing

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

3. Applications can be made on our website  
<https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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/check-tenant-right-to-rent-documents/how-to-check>.

10. We will then commence referencing, if required.
11. We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. We will hand you the keys to your New Home.

### Directions

From our Rothwell office bear right onto the A654 towards Oulton Hall. At the roundabout take the first exit onto the A639 (signposted Leeds). At the traffic lights (Tesco garage) turn right onto Holmsley Lane. The apartment block is then located at the next roundabout and the apartment can be identified by our 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.

