

New Council Homes in Seacroft North

We have 8 new build council homes ready to let which are located off Kentmere Approach in Seacroft, Leeds 14.

Property adverts:

All 8 properties will be let under the following Local Lettings Policy criteria:

For each category of shortlisting, preference will be given to applicants in the following order;

1. Leeds City Council tenants living in the Ward
2. Local Connection to the Ward area by means of living in, working in or having close family living in the Ward
3. All applicants

All applicants will need to demonstrate an excellent tenancy record

We will consider an applicant's rent payment history, issues of anti-social behaviour and overall tenancy record. References will be requested from Housing Associations or private landlords. (5 years history will be taken into account).

Shortlisting will be in **date of registration order** for the following properties:

Shortlisting will be in **priority need order** for the following properties:

Property description	Rent per week	<u>Property reference</u>	Property description	Rent per week	<u>Property reference</u>
Four x 3 bed semi-detached house	£117.69 per week	<u>7964</u>	Four x 3 bed semi-detached house	£117.69 per week	<u>8329</u>

Internal features:

- Ensuite bathroom to master bedroom
- Ground floor WC
- Open plan kitchen diner
- Patio doors in the lounge
- Modern newly fitted kitchens
- Energy efficient glazing
- Energy efficient hot water
- Gas Central Heating



External features:

- Enclosed rear garden
- Garden shed
- Off street parking

Additional features: White goods, a burglar alarm and carpets will be provided. These will become the responsibility of the tenant to repair and maintain. The Council has no liability to repair or replace these items. The white goods, burglar alarm and carpets remain the property of the Council and must not be removed or replaced without the prior written permission of the Council.

A **Service Charge** for the upkeep of the communal grassed/shrub areas on the estate will be applied to every property once the builders have completed on site, this will be applied to the rent account and will cost approximately £2.43per week