



Fairfield Link | Sherburn In Elmet | LS25 6LT

£695 PCM

FURNISHED ROOM WITH EN SUITE SHOWER ROOM IN A MODERN HOUSE | BILLS & COUNCIL TAX INCLUDED & INTERNET | EPC Rating B | Minimum 12 months tenancy | Deposit £801 | No Deposit Scheme Offered/Reposit | Mobile: Indoor EE Likely, Outdoor all major networks available as suggested by Ofcom | Broadband, Standard, Superfast & Ultrafast available as suggested by Ofcom | Available Now

Emsleys | estate agents



**\*\*\*FURNISHED ROOM WITH EN-SUITE SHOWER ROOM \* ALL BILLS INCLUDED\* MODERN HOUSE\* SHARED KITCHEN \* SHARED GARDEN\* SINGLE PERSON ONLY\*\*\***

A rare opportunity to rent a room in this modern semi- detached house in this popular residential area of Sherburn- in-Elmet. The room has an en-suite shower room and you share the kitchen facilities with the other three bedrooms within the house. A shared lounge and rear garden provides further communal space that can be enjoyed by all. To the front of the house is view over the park

All bills are included. The room cannot be let to couples but it's ideal for a single person.

EPC Rating B

All bills included & internet.

No smoking

Minimum 12 months tenancy

Deposit £801

No Deposit Scheme Offered/Reposit

Mobile Coverage: Indoor EE Likely. Outdoor All main operators Likely as suggested by Ofcom.

Broadband; standard, superfast & ultrafast as suggested by Ofcom

Available Now

PLEASE READ "HOW TO RENT THROUGH EMSLEYS"

**Bedroom 3.68m x 4.57m (max) (12'01" x 15'93" (max))**

To the first floor the fully furnished double bedroom has a double bed and plenty of storage units and hanging rails.

**En Suite Shower Room 1.22m x 2.44m (max) (4'25" x 8'82" (max))**

This modern en-suite shower room has a walk -in shower cabinet, W.C and wash-hand basin.

Extensively tiled with a heated towel ladder.

### Shared Facilities

There are four room within the house that share the kitchen with appliances and dining table.

There is a shared lounge with doors leading to the rear enclosed garden.

There is a guest W.C to the ground floor .

All the facilities are in very good order and the landlord has the common parts regularly cleaned.

Parking is available on street.

### Bills are included.

All the utility bills , council tax and water rates are included within the rent.

### 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. (not applicable to this letting)
- Payment for utilities – such as gas, electricity, water, LPG or oil. (not applicable to this letting))
- Payment for a television licence. (not applicable to this letting)
- 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/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

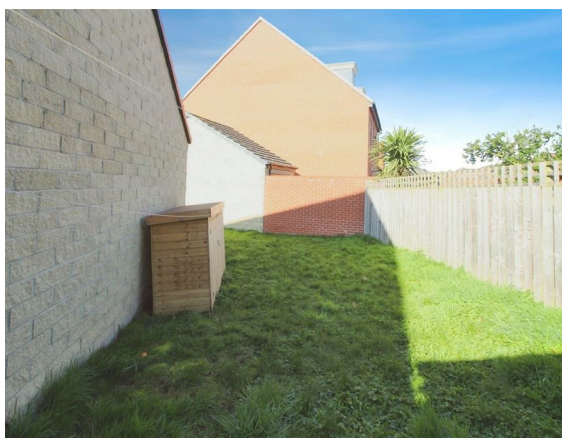
If you wish to view the room , please use the link below and complete the application form:

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

- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. References will be required for each adult who will be renting /living at the property.
- 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.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us 24 hours before check in. Bank details will be supplied.
- 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.
- We will hand you the keys to your New Home







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.

