



Pasture Way | Sherburn In Elmet | LS25 6LQ

£1,250 Per Month

\*\*\* Immaculate three bedroom detached house \* Gardens, driveway and garage \* Popular Location\*\*\*

Emsleys | estate agents



\*\*\* Unfurnished\* Immaculate\* Detached house three bedrooms\* Modern large kitchen\* Conservatory\* Gardens & Garage \*\*\*\*

Situated in the popular village of Sherburn in Elmet this unfurnished three bedroom detached house is placed well for access to all the local amenities, shops and schools within the village and for commuter access to Leeds, York & Selby. Enjoying PVCu double-glazing and gas central heating, this good-sized house comprises; Guest W.C, lounge with feature fireplace and gas fire, modern kitchen with gas range cooker, washing machine, dishwasher, fridge, freezer and a conservatory. To the first floor there are two double bedrooms, a large single bedroom and a bathroom /shower room with walk-in shower cabinet. To the exterior there is a lawned front garden with a feature tree, good size driveway with parking for at least two/ three cars and a single garage with power. To the rear is a well maintained enclosed rear garden with a patio area.

EPC Rating C  
Council Tax Band (Selby Council) D  
Minimum 12 months tenancy required  
Broadband ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom  
Mobile Coverage; all operators "likely" outdoors, EE indoors as suggested by Ofcom.  
No Smoking  
No Deposit Scheme offered/Reposit  
Deposit £1442  
Available Now.

A Must View House!  
Please see How to Rent Through Emsleys to register for a viewing.  
Call now 24 hours a day, 7 days a week to arrange your viewing.



#### Hall way

Entered from the front entrance door, this small hallway has doors leading to:

**Guest W.C 1.47m x 0.86m (max) (4'10" x 2'10" (max))**

The guest W.C has a low-level toilet, wash hand basin and is extensively tiled.

**Lounge 5.11m x 3.68m' (max) (16'09" x 12'01" (max))**

Overlooking the front garden, the lounge has modern neutral décor, is fully carpeted and has a feature gas fire and surround.

**Kitchen 3.51m x 4.67m (max) (11'06" x 15'04" (max))**

This large modern kitchen has an island to the middle and plenty of units for storage. A large gas range cooker which is ideal for cooks. A washing machine, dishwasher and fridge are provided for the tenants' use ( but these three items will not be repaired or replaced if they break down ). Being extensively tiled, having modern décor and a door leading to the rear garden.

**Conservatory 2.84m x 2.67m (max) (9'04" x 8'09" (max))**

From the kitchen the conservatory gives the property additional space, has been newly carpeted and has electric heating so can be used as a dining room or an office.

#### First Flooring Landing

The landing has a loft hatch and ladders that lead to partially boarded loft.  
Doors leading to:

**Bedroom One 4.24m x 1.98m (max) (13'11" x 6'06" (max))**

Overlooking the front of the house, this large single is fully carpeted and has modern décor.

**Bathroom/Shower room 1.70m x 1.83m (max) (5'07" x 6' (max))**

The modern extensively tiled bathroom has a large walk-in shower cabinet, low level W.C, wash-hand basin with a vanity unit, heated towel ladder and useful shelf storage.

**Bedroom Two 3.51m x 4.67m (max) (11'06 x 15'04" (max))**

Overlooking the rear of the house, this good size double bedroom is fully carpeted and has modern décor. There are two PVCu windows that allow lots of light to the room and a secret storage cupboard behind the mirror.

**Bedroom Three 3.38m x 2.64m (max) (11'01" x 8'08" (max))**

Overlooking the front of the house, this double bedroom is fully carpeted, has modern décor, built-in wardrobes and bedroom furniture offering excellent storage .

#### Exterior

To the front is a brick-blocked driveway with parking for at least two/three cars, a lawn with a feature tree to the middle that offers privacy to the house. A pathway leads to a gate and rear garden. To the rear, the garden is mainly laid to lawn with a rear patio for catching the sun.



#### Garage

The driveway leads to a single brick-built garage with an up-and-over door. There is power to the garage and a chest freezer for the tenants use but will not be repaired or replaced if it breaks down.

#### 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 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

To arrange a viewing, please complete our online application form via the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

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

#### 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](mailto:PropertyManagement@emsleysestateagents.co.uk).

Once we receive your confirmation, we will guide you through the procedures detailed in the attached "Tenants Guide" document.

#### 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.



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.

