



Wolsey Croft | Sherburn In Elmet | LS25 6DP

£1,300 PCM

Immaculate Unfurnished Three Bedroom Semi-Detached Dormer Bungalow | EPC Rating C | A pet considered on a case by case basis and increased rent of £50 per month | Deposit £1500 | Min 12 months tenancy | Broadband ADSL, standard, superfast, & ultrafast available as suggested by Ofcom | Mobile Coverage "Likely" for 02 indoors, outdoors all networks "Likely" as suggested by Ofcom | Available after 1 August

Emsleys | estate agents

IMMACULATE * UNFURNISHED* CHALET STYLE DORMER BUNGALOW* DRIVEWAY & GARAGE *

Situated close to the amenities of Sherburn in Elmet, this three bedroom unfurnished semi-detached dormer bungalow is very well presented. The property benefits from a gas central heating boiler and PVCu double glazing. The property comprises to the ground floor ; hallway, large lounge. with inset real flame gas fire to the chimney breast, recently fitted kitchen with gas hob and electric oven, plumbing for a washing machine and space for fridge/freezer, recently fitted shower room with a walk-in shower cabinet , W.C , wash hand basin. two double bedrooms and a conservatory. To the first door is a large double bedroom with a recently fitted en suite bathroom with paneled bath, wash hand basin and separate walk-in shower cabinet and a walk-in storage cupboard. To the outside there is a driveway and parking area for two /three car and to the rear and easy to maintain enclosed garden with new decking .

EPC rating C
Council tax band C
No smokers
A pet considered on a case by case basis and increased rent of £50 per month.
Deposit £1500
No Deposit Scheme/Reposit Offered
Broadband ADSL standard, superfast & ultrafast available as suggested by Ofcom.
Mobile Coverage "Likely" for 02 indoors, outdoors all networks "Likely" as suggested by Ofcom
Available after 1 August
** A MUST VIEW HOUSE***
Please read " Book a Viewing"

Hallway

Entered from the front of the property, the hallway is useful space for shoes and coats and has a cupboard housing the central heating boiler.

Lounge 4.55m x 3.30m(max) (14'11" x 10'10"(max))

This good size lounge faces over the front of the property. Decorated in neutral décor and laminate flooring .
There is a modern living flame gas fire inset into the chimney breast.

Inner Hallway

Inner hallway with doors leading to:

Kitchen 2.82m x 2.64m (max) (9'03 x 8'08" (max))

This modern kitchen in grey high and low units with worktops over. Tiled splashback and laminate flooring that matches all the ground floor rooms.
There is an electric oven and gas hob with cooker hood above.
Composite PVCu exterior door that leads to the side of the house and driveway.

Bathroom 1.91m x 1.63m (max) (6'03" x 5'04" (max))

Modern white bathroom with walk-in shower cabinet with two shower heads , low level W.C and wash hand basin.
Extensively tiled in marble design and towel ladder.

Bedroom One 3.38m x 2.57m (max) (11'01" x 8'05" (max))

This double bedroom overlooks the rear garden.
Decorated in neutral décor and laminate flooring .

Bedroom Two 4.72m x 3.33m (max) (15'06" x 10'11" (max))

This double bedroom overlooks the rear garden.
Decorated to a high standard with neutral décor and laminate flooring .
Door leading to the conservatory.

Conservatory 2.69m x 2.46m (max) (8'10" x 8'01" (max))

Overlooking the rear garden this useful space could be used to relax or an office.

First Floor

Bedroom Three 7.70m x 3.20m (max) (25'03" x 10'06" (max))

From the inner hallway is a set of stairs that leads to this large double bedroom which

has been decorated to a high standard and is fully carpeted.
There is a walk-in storage room and door leading to:

En-suite Bathroom 3.02m x 2.49m (max) (9'11" x 8'02" (max))

This good size modern white bathroom suite has a a walk-in shower cabinet, W.C , wash hand basin and paneled bath. Finished to a high standard and extensively tiled.

Outside

To the front of the property is a newly laid driveway and parking area for at least 2 -3 cars and two gates leading to the rear garden.
To the rear is has decking and patio area with astro- turf to be installed.

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.

Renting Through Emsleys

1. Please select the property(s) you wish to view from our Website/Rightmove/Zoopla
2. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
3. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered. Please use the link to our application form:
<https://www.surveymonkey.co.uk/r/WGZ6YCN>
4. If a viewing is arranged, you will need to adhere to our Health and Safety Procedures to keep us all safe.
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 to 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. And
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.

Book A Viewing

If you wish to view , 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.

