



Pinfold Garth | Sherburn In Elmet | LS25 6LE

£995 PCM

Unfurnished Two Double Bedroom Semi-Detached House | EPC Rating D Council Tax Band B  
No Deposit Scheme Offered /Reposit | Deposit £1148 | Broadband FTTC, Standard, Superfast & Ultrafast available as suggested by Ofcom  
| Mobile Coverage; all operators "likely" outdoors, EE indoors as suggested by Ofcom. | No Smoking | Available Now.

Emsleys | estate agents





\*\*\*UNFURNISHED \* EXTENDED TWO DOUBLE BEDROOMS \* DRIVEWAY \* GARDEN \* POPULAR LOCATION\*\*\*

This well presented two-bedroom semi-detached house is offered unfurnished and briefly comprises; lounge and an extended kitchen/dining room to the ground floor level. To the first floor are two double bedrooms and a modern bathroom. The house benefits from gas central heating and PVCu double-glazing. To the outside is a driveway and an enclosed rear garden that is easy to maintain with storage shed. Located in the ever-popular village or Sherburn-in-Elmet, there are good commuting links to A1/M1/M62 motorways and trains to Leeds, York, and Selby.

EPC Rating D

Council Tax Band B

No smoking

No Deposit Scheme Offered /Reposit

Deposit £1148

Broadband ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom  
Mobile Coverage; all operators "likely" outdoors, EE indoors as suggested by Ofcom.  
Available Now

\*\*\*Viewing highly recommended\*\*\*

PLEASE BOOK A VIEWING.

### Porchway

The front door opens into a small porchway that is ideal for keeping coats and shoes.

### Lounge 5.79m x 3.35m (max) (19'21" x 11'46" (max))

This good size lounge has laminate flooring and modern decor.

Feature gas fire inset into the chimney breast.

Under stairs storage cupboard.

Archway leads to:

### Dining Room Area 1.83m x 3.35m (max) (6' x 11'34" (max))

The dining area has modern decor and vinyl flooring.

This is open plan to the kitchen and a step leads down to the kitchen area.

### Kitchen Area 2.74m x 2.74m (max) (9'25" x 9'76" (max))

With high and low units with work tops over and window facing over the rear garden and rear door.

The kitchen has modern decor and vinyl flooring.

An electric oven and gas hob with cooker hood over are provided.

Space for a fridge/freezer, plumbing for a washing machine and dishwasher..

### First Floor

#### Bedroom One 2.44m x 3.35m (max) (8'80" x 11'42" (max))

This double bedroom faces over the front of the house.

Fully carpeted and with modern decor.

#### Bedroom Two 3.05m x 3.35m (max) (10'92" x 11'32" (max))

This double bedroom faces over the rear of the house.

Fully carpeted and with modern decor.

In built storage cupboard.

#### Bathroom 1.22m x 1.52m (max) (4'93" x 5'86" (max))

This modern bathroom is extensively tiled.

Panelled bath with shower over with double shower-heads and glass shower screen.

Wash-hand basin set upon a vanity unit and W.C.

Heated towel ladder.



### Exterior

To the front is a small garden laid mainly to lawn with a side driveway.

To the rear is an enclosed garden laid mainly to lawn with a side patio area and shed.

### 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 Reposit 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.

### 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.

Ask for more details.

### Book A Viewing

If you wish to view the property, please use the link below and complete the application form.

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

This can be used for all the properties you wish to view.

Please see a link to our website for properties.

<https://www.emsleysestateagents.co.uk/>





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.

