



Wolsey Croft | Sherburn In Elmet | LS25 6DP £1,200 PCM

Unfurnished | Three bedroom semi-detached dormer bungalow | EPC rating D | Council tax band C

Emsleys | estate agents



*** UNFURNISHED* THREE BEDROOM CHALET STYLE DORMER BUNGALOW* GARAGE ***

Situated close to the amenities of Sherburn in Elmet, this three bedroom unfurnished semi-detached dormer bungalow has neutral decor and modern fittings. The property benefits from a gas central heating boiler and PVCu double-glazing. The property comprises to the ground floor ; hallway, lounge. newly fitted kitchen with a gas hob and an electric oven, plumbing for a washing machine and space for a fridge/freezer. Newly fitted bathroom with shower over the bath , W.C , wash hand basin, two double bedrooms to the ground floor and a further double bedroom to the second floor. To the outside there is a driveway leading to a garage and mature enclosed garden laid mainly to lawn and with a decked area to the rear.

EPC rating D

Council tax band C

No smokers

A pet considered on a case by case basis and increased rent of £50 per month.

Deposit £1442

No Deposit Scheme/Reposit Offered

Broadband ADSL standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage "Likely" for O2 indoors, outdoors all networks "Likely" as suggested by Ofcom

Available Mid January

Please read " Book a Viewing"

Ground floor

Lounge 4.75m x 3.33m (max) (15'07" x 10'11" (max))

This good size lounge faces over the front of the property with neutral décor and laminate flooring .

Kitchen 4.42m x 2.62m (max) (14'06" x 8'07" (max))

This modern kitchen with wall and base level units with work tops over, tiled splashbacks and laminate flooring that matches all the ground floor rooms. There is an electric oven and a gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Composite PVCu exterior door that leads to the side of the house and driveway.

Bedroom One 3.40m x 2.64m (max) (11'02" x 8'08" (max))

This double bedroom overlooks the rear garden and decorated with neutral décor and carpets .

Bedroom Two 4.75m x 3.33m (max) (15'07" x 10'11" (max))

This double bedroom overlooks the rear garden and is decorated to a high standard with neutral décor and carpets .

Bathroom

Modern white bathroom with bath and shower over with two shower heads , low level W.C and wash hand basin.

Being extensively tiled and having a towel ladder.

First Floor

Bedroom Three 3.63m x 3.35m (max) (11'11" x 11' (max))

This double bedroom overlooks the rear garden and has neutral décor and carpets .

Outside

To the front of the property is a garden, a driveway, two gates and a parking area for at least 2 cars.. To the rear is an enclosed garden laid mainly to lawn with a decked area.

Garage

To the rear of the driveway is a single garage.

Renting Through Emsleys

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/>

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.

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.





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.

