



Brunswick Crescent | Sherburn In Elmet | LS25 6GF | £1,050 PCM

Unfurnished two bedroom modern terrace town house | EPC Rating B | Council Tax Band B |

Emsleys | estate agents



*****UNFURNISHED * IMMACULATE * MODERN DECOR & FITTINGS * TWO BEDROOMS * EPC RATING B * PARKING * ENCLOSED GARDEN * POPULAR LOCATION*****

This immaculately presented and recently constructed two-bedroom mid terrace townhouse is offered part or unfurnished. Briefly comprising to the ground floor; entrance hall, lounge, kitchen/living room and guest WC. To the first floor are two double bedrooms and a modern bathroom. The house has gas central heating and PVCu double-glazing and is connected to the mains for all utilities. To the front is a paved driveway for one or two cars and an easy to maintain enclosed garden to the rear with a stone patio and AstroTurf. There are good commuting links to A1/M1/M62 motorways, Leeds, York, and Selby.

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Mobile Coverage: Indoor Vodafone "Likely " | Outdoor All main operators available as suggested by Ofcom.

Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom

No smoking

Deposit £1211

Minimum 12 Months tenancy

Available End of October.

Viewing highly recommended

PLEASE READ "BOOK A VIEWING"

Ground floor

Front Entrance

You enter the house via a composite PVCu double-glazed door into the hallway with stairs leading to the first floor and a door to:

Living Area 6.71m x 3.66m (max) (22'80" x 12' (max))

This open-plan living has modern neutral decor and laminate flooring. To the centre is a feature breakfast bar/table for dining with bar stools and there is a large under stairs cupboard and door leading to:

Guest W.C 1.22m x 0.61m (max) (4'91" x 2'61" (max))

Situated under the stairs is the guest W.C with a low-level toilet and wash hand basin. White décor and laminate flooring.

Kitchen Area

This modern high gloss kitchen in cream has wall and base level units with worktops over. An electric oven and gas hob with extractor over, an integrated fridge/freezer and a washer/dryer.

First Floor Landing

The stairs lead to an upper landing with door leading to:

Bedroom One 2.13m x 3.05m (max) (7'88" x 10'33" (max))

Overlooking the rear garden this double bedroom has modern decor, laminate flooring and built-in wardrobe banks to one wall.

Bathroom 0.91m x 1.52m (max) (3'49" x 5'53" (max))

This modern white bathroom is extensively tiled and has a low-level W.C, wash-hand basin and a walk-in shower cabinet. Heated towel ladder and a mirrored medicine cabinet to the wall.

Bedroom Two 2.13m x 3.05m(max) (7'88" x 10'33"(max))

Overlooking the front this double bedroom has modern decor, laminate flooring, a built-in wardrobe and cupboards.

Outside

To the front is a paved driveway for parking of one or two cars and wooden bin enclosure.

A path around the side of the terrace leads to the rear garden which has a paved patio area and astro turf for easy maintenance. A shed is also provided.

Material Information

The landlord is also leaving 2 x smart TV but will not repair or replace these if they fail.

No Deposit Scheme/Reposit Offered

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.

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

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

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

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- 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/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- 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.
- 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 on the morning of 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

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.





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.

