



Chalk Hill Drive | | LS25 6RF

£1,200 PCM

BRAND NEW! Unfurnished Three Bedroom Semi-Detached House | EPC Rating B | Council tax Band tbc  
Deposit £1442 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor Vodafone, EE, Three "Likely" | Outdoor All main operators available as  
suggested by Ofcom. | Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom | Minimum 12 months tenancy | Available Now

Emsleys | estate agents





\*\*\* BRAND NEW \* UNFURNISHED \*IMMACULATELY PRESENTED\* SEMI-DETACHED HOUSE\* THREE BEDROOMS \*EN-SUITE & HOUSE BATHROOMS \* EV CHARGING POINT\* SOLAR PANELS\* EPC RATING B \* TWO ALLOCATED PARKING SPACES \*\*\*

A rare opportunity to rent this brand new semi-detached house on the sought after Bishops Quarter Development. This family home is offered unfurnished and has an EV charging point and solar panel. Overlooking a green and within easy reach of Sherburn village and great for commuting; one mile from Sherburn Railway Station and access to M1/M62/A1, Leeds, York and Selby. Offering excellent living accommodation, The house comprises to the ground floor: entrance porchway, a generous living room, centre hallway, guest W.C and modern kitchen/dining room with integrated appliances and French doors leading to the rear garden. To the first floor is a family bathroom and three bedrooms, a single, double and the main bedroom with en suite shower room. To the front of the house are two parking spaces and EV charging point. To the rear is a west facing enclosed garden laid mainly to lawn and storage shed.

EPC Rating B

Council tax Band tbc (North Yorkshire County Council)

Deposit £1442

No Deposit Scheme Offered/Reposit

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

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

Minimum 12 months tenancy

Available Now

A MUST VIEW HOUSE!

Please Read "Book A Viewing"

**Porchway 0.91m x 1.22m (max) (3'75" x 4'41" (max))**

From the front entrance door, the house is accessed via the porchway and a good place for coats and shoes.

**Lounge 4.14m x 4.27m (max) (13'07" x 14'48" (max))**

This decent size lounge faces over the front of the house. Newly decorated and new laminate flooring.

There is also a useful storage cupboard

**Hallway**

From the lounge is a hallway with doors to:

**Kitchen/Dining Room 2.13m x 4.27m (max) (7'90" x 14'44" (max))**

This brand-new modern kitchen has high and low units and work top over. Newly decorated and laminate flooring to match the lounge.

A brand-new oven and electric ceramic hob with cooker hood over and integrated fridge/freezer.

Plumbing for a washing machine.

PVCu French doors lead to the enclosed rear garden.

**Guest W.C 0.91m x 1.22m (max) (3'42" x 4'62" (max))**

The guest W.C has laminated flooring and tiled splashbacks.

Wash-hand basin and toilet.

**First Floor**

Stairs to the first-floor landing with doors to:

**Bedroom One 2.74m x 2.44m (max) (9'74" x 8'25" (max))**

Overlooking the front of the house, this single bedroom is newly painted and is fully carpeted.

**Bathroom 1.83m x 1.52m (max) (6'25" x 5'14" (max))**

The family bathroom has a new white bathroom suite, extensively tiled with vinyl flooring.

A panelled bath with shower over and glass shower screen.

Wash-hand basin and toilet.

**Bedroom Two 2.13m x 1.52m (max) (7'26" x 5'61" (max))**

Overlooking the front of the house, this double bedroom is newly painted and is fully carpeted.

**Bedroom Three 3.66m x 3.05m (max) (12'57" x 10'92" (max))**

Overlooking the garden this double bedroom is newly painted and is fully carpeted.

Door leading to:

**En Suite Shower Room 2.44m x 0.91m (max) (8'81" x 3'46" (max))**

This new shower room is extensively tiled with vinyl flooring.

Walk-in shower cabinet, toilet and wash hand basin.

**Garden**

To the rear is an enclosed garden laid to lawn and patio area.

Garden shed.

**Outside**

To the front of the house are two allocated parking spaces and EV charging points.



## No Deposit Scheme Offered/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.

## 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.emsleysestateagents.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.

