



Braeburn Road | Sherburn In Elmet | LS25 6GG £1,500 PCM

Part Furnished Three Bedroom Immaculately Presented Townhouse | EPC Rating B | Council tax Band C | Deposit £1730 | Mobile Coverage: Indoor Vodafone "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 1 October

Emsleys | estate agents



***PART-FURNISHED *IMMACULATLY PRESENTED* END TOWNHOUSE* THREE DOUBLE BEDROOMS *EN-SUITE & HOUSE BATHROOMS * TWO ALLOCATED PARKING SPACES ***

A rare opportunity to rent this furnished immaculately presented three storey end townhouse. The house has modern furniture and fittings and must be viewed to appreciate its "show house" qualities. This family home is offered part-furnished. Set within easy reach of Sherburn village and access to M1/M62/A1, Leeds, York and Selby. Offering excellent living accommodation. Briefly comprising; lounge, guest WC and kitchen/dining room with patio door leading to the rear garden. To the first floor are two double first floor bedrooms with a modern family bathroom. To the second floor is the main bedroom with modern en-suite bathroom and Velux windows giving lots of light to the room. This modern house has central heating and PVCu double glazing throughout and an EPC rating of B. To the exterior are two allocated parking spaces . To the rear is a well-kept and easy to maintain enclosed garden with a patio area and lawn.
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Council tax Band C (North Yorkshire County Council)
Deposit £1730
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Minimum 12 months tenancy
Available 1 October
Please Read "Book A Viewing"

Lounge 4.27m x 3.35m (max) (14'42" x 11'48" (max))

The front door leads to this decent size lounge has modern decor and is fully carpeted.

Hallway

The centre hallway has stairs leading to the first floor and door to:

Guest WC 0.91m x 1.12m (max) (3'96" x 3'08" (max))

The Guest toilet has white W.C and a wash hand basin.

Kitchen/Dining 3.35m x 2.44m (max) (11'39" x 8'52" (max))

This modern and well-designed kitchen/dining room is extensively tiled and has a useful breakfast bar for morning coffees.
There are high and low units with cream work tops over.
Built in electric oven, gas hob and cooker-hood over.
An integrated slimline dishwasher, washing machine and freestanding fridge/freezer.
The landlord will not repair or replace the fridge/freezer if it breaks down.
White PVCu composite patio doors lead to the rear garden.

First Floor

Bedroom One 3.23m x 3.35m (max) (10'07" x 11'44" (max))

This double bedroom overlooks the front of the house.
The room has neutral modern decor and is fully carpeted.
Bedroom furniture is supplied for this room, double bed and mattress, wardrobe, chest of drawers and bedside tables.

Bedroom Two 2.13m x 3.35m (max) (7'45" x 11'43" (max))

Overlooking the rear garden, this double bedroom has neutral decor and is fully carpeted.
A freestanding wardrobe and chest of drawers are provided.

House Bathroom 2.26m x 1.52m (max) (7'5" x 5'13" (max))

The main house bathroom has been refurbished to a high standard and is extensively tiled throughout.
White three piece suite of a W.C, wash-hand basin set on vanity unit and panelled bath.
Over the bath is a double shower featuring a fixed rainwater waterfall showerhead.
Glass shower-screen.

Second Floor

A door leads to a staircase in glass and opens into:

Main Bedroom 6.10m x 3.35m (max) (20'34" x 11'54" (max))

This double bedroom has modern decor and is fully carpeted.
Two Velux windows give lots of light and there is a useful built in storage cupboard provided.
A double bed and mattress, bedside tables and armchair are provided.
Door leads to:

En-suite 1.52m x 1.83m (max) (5'27" x 6'73" (max))

This very modern en-suite is extensively tiled and has a Velux window for light.
A walk-in shower cabinet, with double showers featuring a fixed rainfall shower head, wash-hand basin inset into a vanity unit and W.C.



Exterior

To the front of the house are two allocated parking spaces.
To the rear is a well-maintained enclosed garden with large patio area and lawn.

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 Deposit).
- 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:

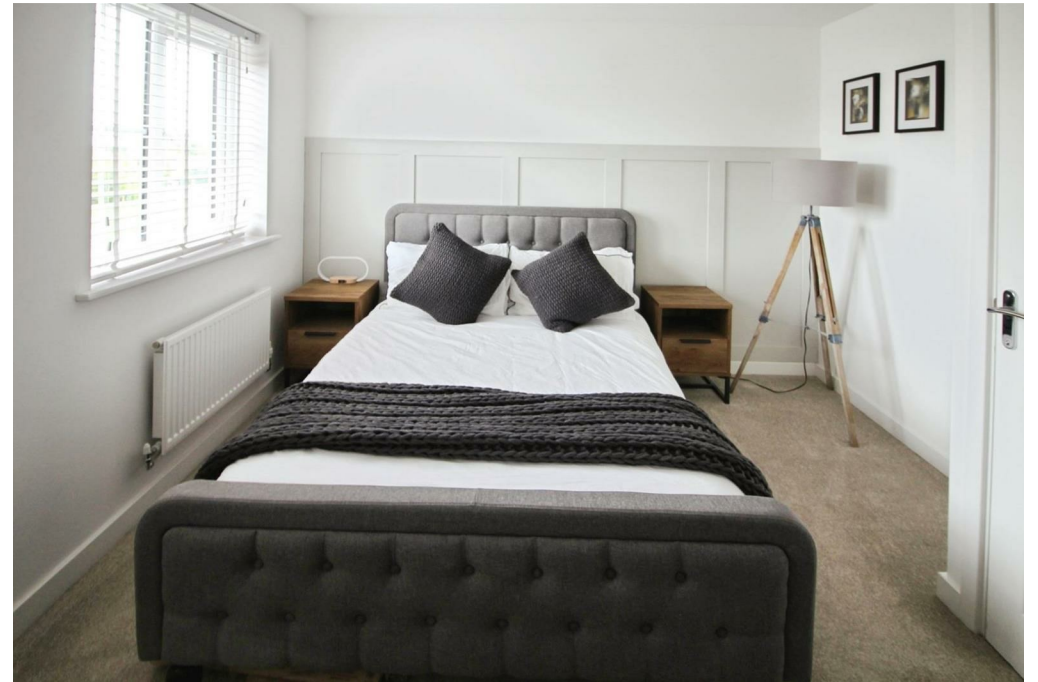
<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- 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.

