



Moor Road | Sherburn In Elmet | LS25 6BS

£850 PCM

Unfurnished Two Double Bedroom Semi-detached House with use of the loft | EPC Rating C | Council Tax Banding B | No smoking | Minimum 12 months Tenancy | Deposit £980 | No Deposit scheme/Reposit offered | Broadband ADSL: standard, superfast and ultrafast available as suggested by Ofcom | Mobile coverage - EE , 02 & Three "Likely " both indoor & outdoor. Vodafone Outdoor as suggested by Ofcom | Available Now

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UNFURNISHED TWO BEDROOM SEMI-DETACHED\*\* LOFT STORAGE \* CORNER PLOT \* GARDEN & DRIVEWAY \* EPC RATING C\*

This two -bedroom semi-detached house boasts two double bedrooms, kitchen/dining room and decent size lounge. To the first floor are two double bedrooms and a modern three piece bathroom with double headed shower over the bath. To the outside are two driveways and two enclosed garden areas , with mature beds, lawn and shed.

Situated in a sought-after area with good proximity to local schools and the amenities of Sherburn-in-Elmet making it an ideal choice for commuting and families.

EPC Rating C

Council Tax Banding B (North Yorkshire)

No smoking

Minimum 12 months Tenancy.

Deposit £980

No Deposit Scheme/Reposit offered.

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

Mobile coverage - EE , 02 & Three "Likely " both indoor & outdoor.

Vodafone Outdoor as suggested by Ofcom

Available Now

Viewing highly recommended!

Please see Book A Viewing.

### Hallway

From the front door the hallway has a staircase leading to the first floor and doors to:

### Lounge 3.96m x 3.66m (max) (13'38" x 12'65" (max))

Decent size lounge with window facing over the front of the house .

Fully carpeted and modern decor.

### Kitchen/Dining 2.44m x 4.88m (max) (8'80" x 16'51" (max))

This dining /kitchen has high and low unit with work tops over.

Has cooker, freestanding fridge/freezer and washer/dryer.

Space for a further appliance.

PLEASE NOTE THAT THE LANDLORD WILL NOT REPAIR THE FRIDGE/FREEZER OR WASHER/DRYER IF THEY BREAKDOWN.

Door leads to the rear garden.

### First Floor

### Bedroom One 3.66m x 2.74m (max) (12'12" x 9'22" (max))

Looking over the rear of the house, this double room has modern decor, feature vertical radiator and is fully carpeted.

The room benefits from a ceiling fan and built in storage cupboard.

### Bathroom 2.44m x 1.83m (max) (8'84" x 6'63" (max))

This modern bathroom is extensively tiled.

W.C, wash-hand basin inset into a vanity unit, panelled bath with double shower over with a feature rainwater shower.

### Bedroom Two 2.74m x 4.88m (max) (9'58" x 16'61" (max))

Looking over the front of the house, this double room has modern decor and is fully carpeted.

Two windows give the room lots of light.

### Loftspace

The loft space can be accessed by a fitted loft ladder and makes a great storage space.

### Garden & Parking

To the front are two parking areas for more than two cars.

To the rear and side are enclosed garden areas with mature beds, lawn and storage 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 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.

### 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.

\*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.







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.

