

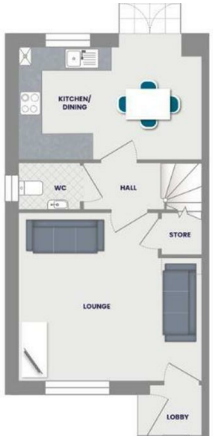
Argus Lane | Sherburn-in-Elmet | LS25 6GT

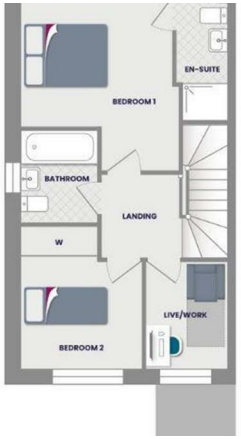
£1,300 Per Calendar Month

Brand New Unfurnished Three Bedroom Semi-Detached House| EPC Rating B | Council tax Band tbc (North Yorkshire County Council) | Deposit £1500 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor "good"| Outdoor All main operators available as suggested by Ofcom | Broadband ADSL | Standard, Superfast & Ultrafast available as suggested by Ofcom | Available Now.

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*** 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 from 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 parallel parking spaces and EV charging point. To the rear is an enclosed garden laid mainly to lawn and brand-new shed.
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Mobile Coverage: Indoor EE "good"| Outdoor All main operators available as suggested by Ofcom.
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Available Now
A MUST VIEW HOUSE!
Please Read "Book A Viewing"

Porch-way 1.22m x 0.91m (max) (4'48" x 3'74" (max))
From the front entrance door, the house is accessed via the porch-way and a good place for coats and shoes.

Lounge 3.66m x 4.27m (max) (12'90" x 14'57" (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

Inner Hallway
From the lounge is a hallway with doors to:

Kitchen/Dining Room 2.44m x 4.27m (max) (8'74" x 14'45" (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) (3'44" x 4'72" (max))
The guest W.C has laminated flooring and tiled splash-backs.
Wash-hand basin and toilet.

First Floor
Stairs to the first-floor landing with doors to:

Bedroom One 2.13m x 1.52m (max) (7'19" x 5'60" (max))
Overlooking the front of the house, this single bedroom is newly painted and is fully carpeted.

Bedroom Two 2.74m x 2.44m (max) (9'73" x 8'23" (max))
Overlooking the front of the house, this double bedroom is newly painted and is fully carpeted.

Bathroom 1.83m x 1.52m (max) (6'26" x 5'18" (max))
The family bathroom has a new white bathroom suite, extensively tiled with new vinyl flooring.
A panelled bath with shower over and glass shower screen.
Wash-hand basin and toilet.

Bedroom Three 3.66m x 3.05m (max) (12'46" x 10'90" (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) (8'77" x 3'33" (max))
This new shower room is extensively tiled with vinyl flooring.
Walk-in shower cabinet , toilet and wash hand basin.

Outside
To the front of the house are two allocated parking spaces and EV charging points.
To the rear is an enclosed garden with patio and lawn.
New garden shed.

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
To arrange a viewing, please complete our online application form via our website. You only need to submit this form once; it will cover all the properties you are interested in.

What Happens Next?

- Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

- Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

- After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.











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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 264 2642 lettings@emsleysestateagents.co.uk

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