

Hazel Street off Gateford Lane | Hambleton | YO8 9GX £1,100 PCM

Rare to the Lettings Market | Brand New | Unfurnished|Two Bedroom Semi-Detached Bungalow| EPC Rating B| Council Tax Band TBC| Deposit £1269.92 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor EE & 02 | Outdoor All main operators available as suggested by Ofcom. Broadband ADSL. Standard, Superfast & Ultrafast available as suggested by Ofcom. | No Smoking Available Now

Emsleys | estate agents

*** Rare to the Lettings Market * Unfurnished* Brand New * Two Double Bedroom Bungalow* ECO -Friendly* EPC Rating B* Countryside Location* Two Car Driveway ***

We are delighted to be renting this brand new semi-detached bungalow which offers the perfect blend of rural tranquillity and modern, eco-conscious living with sustainability which has wheel chair accessibility. The house boasts an air source heat pump, and EV Charging Point with dedicated off-street parking for two cars The kitchen/living areas is fully equipped and patio doors lead to a level garden with patio and lawn with open fields behind. There are two double bedroom with has large picture windows flooding the rooms with light and a modern large shower room with shower cabinet. There are two large storage cupboards off the hallway.
Located in the charming and popular village of Hambleton with a local shop and pubs and within easy access to the A63 and quick onward connections to Leeds, York and Selby.
EPC Rating B
Council Tax Band TBC (Selby/ North Yorkshire Council)
No smokers,
Deposit £1269.92
No Deposit Scheme Offered/Reposit
Mobile Coverage: Indoor EE & 02 | Outdoor All main operators available as suggested by Ofcom.
Broadband ADSL. Standard, Superfast & Ultrafast available as suggested by Ofcom.
Available Now
Viewing highly recommended.
Please Read " BOOK A VIEWING"

## Hallway

The house opens up to a large hallway built to be wheelchair accessible.
There is the bonus of two large storage cupboards; one containing the hot water cylinder
Neutral Decor and wood effect vinyl flooring..
Door to:

## Open plan Kitchen/Living Room 3.35m x 7.01m " (max) (11'19" x 23'14 " (max))

Spanning the rear of the house the living area has a plethora of high and low kitchen units with work-tops over.
Brand new Integrated dishwasher, washer/dryer, electric oven and induction hob with cooker-hood over.
The space has lots of room for comfortable living an patio doors leading the rear garden and a further PVCu double glazed window providing lots of light to the house.
The room has neutral decor and wood effect vinyl flooring to match the hallway.

## Shower Room 2.69m x 2.13m (max) (8'10" x 7'58" (max))

This brand new large shower room has neutral decor, tiled splash-backs and wood effect vinyl flooring to match the living room and hallway.
Low level WC, wash-hand basin with vanity drawer beneath.
Large shower cabinet.
Heated towel ladder.

Please note that the shower cabinet is not floor level.

## Bedroom One 3.96m x 2.74m (max) (13'54" x 9'66" (max))

This double bedroom is newly decorated and fully carpeted.
Built-in mirrored wardrobe.
Picture window giving lots of light to the room.
Radiator..

## Bedroom Two 3.05m x 2.13m (max) (10'97" x 7'63" (max))

This double bedroom is newly decorated and fully carpeted.
Picture window flooding the room with light.
Radiator.

## Exterior

To the front is a tarmac driveway and to the rear is an enclosed garden laid lawn with a patio area.
Fields behind.

## 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.

## 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.

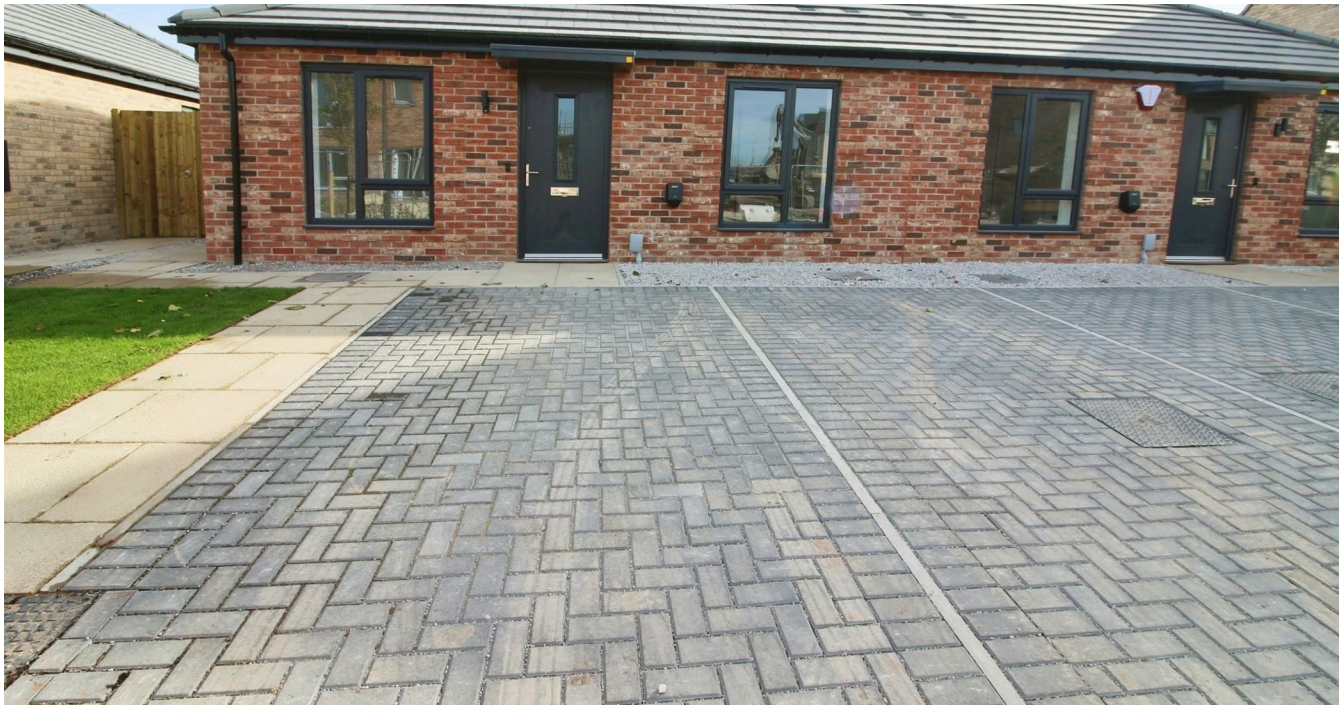
Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

















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.

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