Beechwood Glade | Sherburn-in-Elmet | LS25 6HU £1,150 PCM

Three bedroom mid-town house | EPC Rating C |Council Tax Band A (North Yorkshire County Council) |Deposit £1326.92 | No deposit scheme offered /Reposit | No Smoking | Mobile Coverage indoor "Limited" EE, Three & 02 only, Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband- ADSL .Standard & Ultrafast available as suggested by Ofcom | Available After 15 December

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*** UNFURNISHED MODERN KITCHEN, WELL- PRESENTED. GARDENS FRONT AND REAR. ***
This attractive unfurnished three-bedroom terraced house is located in the popular town of Sherburn-in-Elmet with excellent access to public transport links, reputable nearby schools, and a wide array of local amenities.
The house is in good decorative condition throughout. The property comprises of a hallway, Guest W.C, well-proportioned reception room, adjacent kitchen offers ample space for meal preparation and storage. To the first floor are three generously sized bedrooms, providing flexible accommodation ideal for families, guests, or a home office and a well-appointed bathroom, ensuring convenience for the household. Further benefits include gas central heating and PVCu double glazing, promoting energy efficiency and a warm, pleasant living environment throughout the year. Externally, the house has easily maintained gardens to the front and rear. There is unrestricted on street parking.
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Available After 15 December.
Viewing recommended.
Please read Book A Viewing.

Ground floor

Reception Hall
PVCu double-glazed entrance doors leading to the front and rear gardens, tiled floor, four storage cupboards, staircase to the first floor and a central heating radiator.

Guest W.C.
Two piece suite comprising of low level WC and corner hand wash basin, appropriate tiling and PVCu double-glazed window.

Lounge 4.06m x 3.58m (13'4 x 11'9)
Ornamental fireplace, laminated flooring, central heating radiator, television point, coving to the ceiling and PVCu double-glazed window overlooking front garden.

Dining/kitchen 3.86m x 3.45m (12'8 x 11'4)
Fitted 'shaker' style wall and base units with work top surfaces over, appropriate splashback tiling and inset porcelain sink unit with side drainer and mixer tap, integrated oven and hob, extractor hood, plumbing for washing machine and PVCu double-glazed window overlooking rear garden.

First floor

Landing
Built-in storage cupboard.

Bedroom one 3.73m x 3.23m (12'3 x 10'7)
PVCu double-glazed window overlooking the rear garden,storage cupboard and a central heating radiator.

Bedroom two 3.51m x 3.25m (11'6 x 10'8)
PVCu double-glazed window overlooking front garden and central heating radiator.

Bedroom three 2.67m x 2.59m (8'9 x 8'6)
PVCu double-glazed window overlooking the front garden and a central heating radiator.

Bathroom
Three piece suite comprising; panelled bath with shower over, pedestal hand wash basin and low level WC. Half tiled to two walls, central heating radiator and PVCu double-glazed window.

Exterior
Easy to maintain gardens to the front and an enclosed patio style garden to the rear with shed.

Directions
From our Sherburn In Elmet office turn left onto Low Street. Take the 3rd turning on the right - New Lane. Take the first right onto Beechwood Close and the first left is Beechwood Glade where the property is located on the left hand side.

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 the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

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

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/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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