

Main Street | Ulleskelf | LS24 9DU

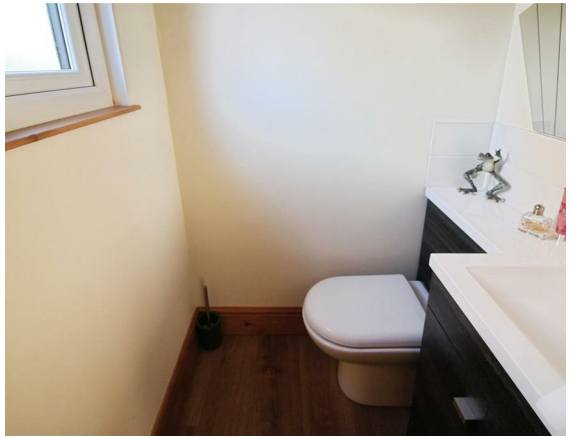
£950 PCM

Unfurnished | End Cottage| One & half Bedrooms| EPC Rating C | Heating Pump| Solar Panels | Council Tax Band B| All operators outdoor, Vodafone indoors as suggested by Ofcom | .Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom| No smokers | Deposit £1096 | No Deposit Scheme Offered/Reposit | On street Parking | Available Now

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** Unfurnished* End Terrace Cottage *One Double Bedroom * One Open Bedroom/Study* Heat Pump* Solar Panels* Modern Kitchen * Bathroom***
This charming 1.5 Bedroom Cottage offers a blend of character, comfort and modern convenience and the installation of a heat pump makes it energy efficient with radiators in all rooms. The end cottage comprises : porch-way, kitchen/ding room , lounge with a dual fuel burner inset a feature chimney breast. To the first floor is a double bedroom, one occasional bedroom/study open to the first floor and good size modern bathroom with cupboard housing a washing machine and dryer. The cottage is set up for energy efficiency with solar panels and heat pump.
Ideal for singles or couples seeking a peaceful rural retreat without sacrificing accessibility, this property is located this cozy village of Ulleskelf ,just a short walk from Ulleskelf Railway Station, providing direct and easy commutes into York and Leeds and road access to the A1(M) and A64. Ulleskelf is a peaceful, community-spirited village,
EPC Rating C
Council Tax Band B (North Yorkshire County Council)
Broadband : ADSL- Standard, Superfast & Ultrafast available as suggested by Ofcom.
Mobile: All operators outdoor, Vodafone indoors as suggested by Ofcom.
No smokers
Deposit £1096
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Available Now

Porch-way 0.91m x 0.91m (max) (3'80" x 3'31" (max))
The external door opens into a good size porch way which is ideal for muddy boots and hanging coats.
Central heating radiator and heated towel radiatir.
The room is open to :

Guest W.C 0.91m x 0.91m (max) (3'83" x 3'31" (max))
The guest W.C has a hand basin and W.C.

Kitchen 3.35m x 3.35m (max) (11'56" x 11'59" (max))
This modern kitchen has laminated flooring and modern decor and splash-back,
There are high and low units with work tops over.
Integrated dishwasher and an electric oven and hob with cooker-hood over.
Door leads to the rear street that has been gated by residents for privacy

Lounge 3.35m x 3.35m (max) (11'52" x 11'45" (max))
This good size lounge has modern decor and laminate flooring,
There is a feature chimney breast with dual fuel burner.

Bedroom 3.35m x 3.35m (max) (11'42" x 11'36" (max))
This good size double bedroom has neutral decor and is fully carpeted.

Open Bedroom Two/ Study. 1.83m x 2.74m@2.74m (max) (6'12" x 9@09" (max))
To the right-hand side of the staircase is an open room that is currently used as a study but could also be used as a dressing room or occasional bedroom for visitors.

Bathroom 1.22m x 2.44m (max) (4'32" x 8'64" (max))
This modern bathroom has a WC, wash-hand basin, and paneled bath with double shower over.
Extensively tiled.
The bathroom cupboard houses the washing machine and dryer.
Heated towel radiator.

Exterior
The cottage is located between two lanes.
The front has been gated, and the rear has unrestricted on street parking.

No Deposit Scheme/Reposit Offered
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.

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.

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.















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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