Beechwood Croft | Beechwood Croft | LS25 6HX £995 PCM

Unfurnished Two Bedroom Semi-Detached House| EPC Rating C | Council Tax Band A | Deposit £1148.07 | No deposit scheme offered /Reposit | 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 Now

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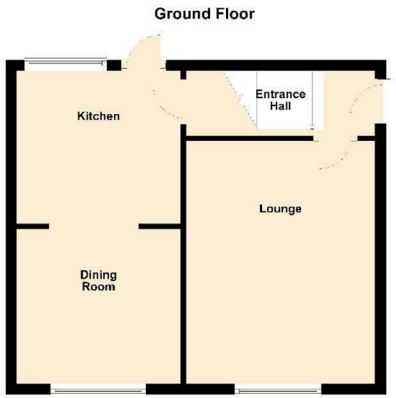

*** UNFURNISHED* TWO BEDROOM * MODERN * WELL- PRESENTED* GARDEN ***
This attractive unfurnished two-bedroom semi-detached house is located in the popular town of Sherburn-in-Elmet with excellent access to public transport links, reputable nearby schools, and a wide array of local amenities.
The house 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.
EPC Rating C
Council Tax Band A (North Yorkshire County Council)
Deposit £1148.07
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 Now
Viewing recommended.
Please read Book A Viewing.

Hallway
Good size hallway, with an under stairs storage recess, stairs leading to the first floor and doors to:

Lounge 3.51m x 3.35m (max) (11'06" x 11'98" (max))
This good size room has neutral decor and is fully carpeted.
Feature chimney breast with electric fire inset into the hearth.
Radiator and good size window giving lots of light to the room.

Kitchen 5.49m x 2.74m (max) (18'19" x 9'41" (max))
2.96m x 2.75m (9' 9" x 9' 0") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, electric point for cooker. PVCu double glazed entrance door to rear, opening to:

The table and corner bench are being left for the tenants use.

First Floor
Stairs lead to the first floor and doors to:

Bedroom One 3.05m x 3.35m (max) (10' x 11'14" (max))
This good size double bedroom has neutral decor and is fully carpets.

Bedroom Two 2.74m x 4.27m (max) (9'41" x 14'89" (max))
This good size double bedroom has neutral decor and is fully carpets.
The room benefits from a walk-in storage cupboard.

Shower Room 1.52m x 2.13m (max) (5'19" x 7'61" (max))
This modern shower room has as wash-hand basin inset into a vanity unit,, low-level WC and modern walk-in-shower cabinet with double showers.
Heated towel rail.
Extensively tiled and vinyl floor.

Garden
Open plan front garden mainly laid to lawn. Enclosed rear garden with paved patio, lawn and flower and shrub borders being enclosed by timber fencing and having access to two brick-built outhouses.

Tenants Informtion
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.

First Floor

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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