



Riverside Court | Cawood | YO8 3RT

£1,250 PCM

Unfurnished | Three bedroom cottage | Immaculate | EPC rating D | Council Tax Band C | Deposit £1269

Emsleys | estate agents



*** UNFURNISHED * IMMACULATE * THREE BEDROOM MODERN SEMI-DETACHED COTTAGE * VILLAGE LOCATION * GARAGE ***

A rare and exciting opportunity to rent this immaculately presented three bedroom cottage in this sought after village of Cawood with transport links to York and Leeds. The property is well presented with modern decor and fittings from an LPG heating system and double-glazed windows throughout. The property briefly comprises to the ground floor; entrance hallway, guest WC, lounge, kitchen/dining with appliances. To the first floor are three bedrooms; master with an en-suite bathroom and the family bathroom. To the front of the property is small garden area, to the side a driveway and a single garage and to the rear is an enclosed garden which is laid mainly to lawn.

EPC rating D

Council Tax Banding C.

Deposit £1269

No Deposit Scheme Offered /Reposit

Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage 02 & Vodafone, Indoor & Outdoor, EE & Three outdoor "Likely" as suggested by Ofcom.

No smoking

A small dog considered with 2% extra rent per month.

Minimum 12 months tenancy

Available After 25 August

Viewing highly recommended!

Please Read "Renting Through Emsleys"

Ground floor

Hallway

Entered from the front door with a door leading to:

Guest WC

Guest WC with a low-level WC and wash-hand basin.

Lounge 5.64m x 4.11m (max) (18'06" x 13'06" (max))

A good size lounge facing to the front of the cottage being fully carpeted and having neutral modern décor, a feature real flame gas fire and surround and an open staircase leading to the first floor.

Kitchen/Diner 5.61m x 3.12m (max) (18'05" x 10'03" (max))

To the rear of the cottage this good size kitchen/diner has tiled flooring, splashbacks and neutral decor. Wall and base level units with work tops over, built-in electric oven and gas hob with a cooker hood over, washing machine and fridge/freezer. PVCu composite doors leading to the rear garden.

First floor

Bedroom One 2.11m " x 2.31m (max) (6'11" " x 7'07" (max))

To the first floor and facing over the rear garden, this double bedroom is currently being used as a study. Fully carpeted and with a bank of built-in wardrobes.

Bedroom Two 2.77m x 2.31m (max) (9'01" x 7'07" (max))

To the first floor and facing over the rear garden, this double bedroom is fully carpeted, has neutral décor and a bank of built-in wardrobes.

Bathroom 1.75m x 2.11m (max) (5'09" x 6'11" (max))

The main family bathroom is extensively tiled and has a white three piece suite. Low level WC, wash-hand basin and panelled bath with shower over and shower screen.

Main Bedroom 3.91m x 2.79m (max) (12'10" x 9'02" (max))

Facing over the front of the cottage, this double bedroom is fully carpeted, has neutral decor and a bank of built-in wardrobes.

Door leading to :

En-suite Shower Room

Off the master bedroom the en-suite shower room has a low level W.C, wash-hand basin and a walk-in shower cubicle.

Garden

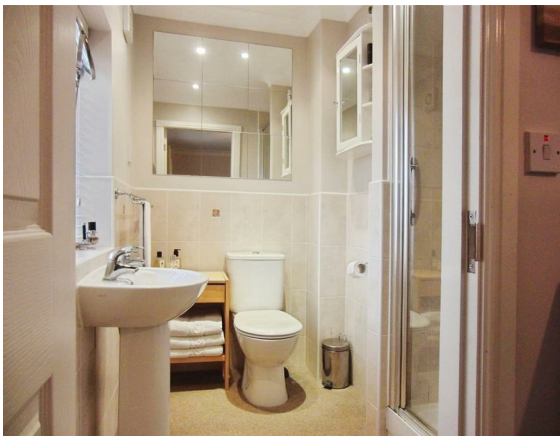
To the rear is an enclosed garden which is laid mainly to lawn.

Garage

To the side of the cottage is a driveway leading to a single brick-built garage with power.

Directions

From the Sherburn office turn right and right again at the traffic lights. Follow the road and signs to Cawood.



Proceed through the village and at the traffic lights before the bridge turn left on to Rythergate Road. Riverside Court then a right hand turn and the property is situated on the right hand side and identified by our Emsleys To Let Board.

Tenant 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 remarket, 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.

Note

The property has LPG heating.

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! - <https://reposit.co.uk>

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

Book A Viewing

If you wish to view the property, please use the link below and complete the application form:

<https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:

<https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
- The information given on your viewing application must be the same as that confirmed by the referencing company. Your reservation fee is at risk if any false information is given or information is omitted from your application form.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.



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

emsleys | estate agents

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.

