



New Lane | Burton Salmon | LS25 5JR

£950 PCM

Superb | Unfurnished or Part-Furnished | Two Bedroom Semi-Detached House | EPC Rating D | Council Tax Band C | Min 12 months tenancy
| Deposit £1096 | No Deposit Scheme Offered/Reposit | Available Now | No Smoking | A pet considered with increase in rent of £50 pcm |
Broadband FTTC | Mobile coverage all networks outside "likely" inside O2 and Vodafone not available as suggested by Ofcom.

Emsleys | estate agents



IMMACULATELY PRESENTED. TWO DOUBLE BEDROOM. UNFURNISHED OR PART-FURNISHED. SEMI-DETACHED HOUSE. LARGE GARDEN. DOUBLE GARAGE. LARGE DRIVEWAY. VIEWS OVER THE VILLAGE POND

This superb part furnished property is set in the centre of the rural and popular village of Burton Salmon, whilst still being well positioned for transport links for A1/M62/M1 motorway network, Leeds, York, and Selby, this property must be seen to be appreciated. Having been renovated to a very high standard with modern decor, fixtures and fittings. The property comprises : hallway, lounge with a feature modern wood burner, modern kitchen/dining, utility room and a guest W.C. To the first floor are two double bedrooms and a modern bathroom with dual showers over a roll top bath. To the outside is a front garden laid to lawn and a large driveway with parking for many vehicles. The driveway leads to a double garage with power and a further outhouse providing further storage. A large rear garden is laid to lawn for ease of maintenance.

The landlord is happy to leave or remove furniture as listed with the property details.

EPC Rating D

Council Tax Band C - North Yorkshire County Council (Selby)

A pet considered with an increase in rent of £50 per month

No smoking

No Deposit Scheme Offered/Reposit

Deposit £1148

Broadband FTTC.

Mobile Coverage all networks outside "likely" inside O2 and Vodafone not available as suggested by Ofcom.

Min 12 months tenancy

Available Now.

READ "BOOK A VIEWING"

Ground floor

Hallway

From the front of the house the front door leads to a small hallway with stairs leading to the first floor and doors to:

Lounge 3.66m x 3.66m (max) (12'83" x 12'83" (max))

Overlooking the front garden, the lounge has been renovated to a high standard with a solid wood herringbone floor, modern decor and light fitting.

A modern wood burner has been fitted into the chimney breast providing a central feature for the room.

Sliding doors can be used to separate the room from the kitchen/dining area or left open to provide an open living area.

Furniture as listed below.

Kitchen/Dining 3.89m x 3.66m (max) (12'09" x 12'79" (max))

This large modern kitchen/dining room has tiled flooring, white gloss wall and base level units and marble work tops. There is an electric oven and gas hob with a cooker hood over and an integrated fridge/freezer and dishwasher. A stable door in composite PVCu leads to the rear of the house and garden.

Furniture as listed below.

Utility Room

A utility room has been built under the stairs with a PVCu window to give light. The room houses the modern combination gas central heating boiler and consumer unit and utility meters. A washing machine and dryer are provided and shelving for more storage.

Guest W.C. 1.83m x 0.61m (max) (6'71" x 2'76" (max))

The guest W.C has modern tiled flooring and a wash hand basin and W.C.

First Floor

Bedroom One 3.66m x 2.74m (max) (12'12" x 9'46" (max))

Overlooking the rear of the house, this double bedroom has been used as an office, has modern decor and is fully carpeted.

The bedroom furniture is listed below.

Bedroom Two 3.66m x 3.66m (max) (12'92" x 12'90" (max))

This main bedroom has two PVCu double-glazed windows that overlook the front garden and village pond. The room has modern decor and is fully carpeted.

The bedroom furniture is supplied as listed below and a large storage cupboard with hanging rail provides more storage.

Bathroom 2.44m x 1.83m (max) (8'79" x 6'34" (max))

This modern bathroom has been finished to a high standard. Roll top bath with dual shower above and glass shower screen, a wash hand basin inset into a vanity unit, a W.C., heated towel ladder and is extensively tiled.



Outside

The front garden is laid to lawn with mature beds. A long driveway gives ample parking for more than three vehicles and leads to a double garage. A further outhouse gives additional storage. The long rear garden is laid to lawn for ease of maintenance.

Furniture /Material Information

No Business may be operated from the property. Working from home is allowed.

The loft is for the landlords use only.

The Landlord can supply or remove the following furniture:

Kitchen

Dining table and chairs

Lounge

Sofa

Side tables & lamp

Bedrooms

Bed to the main bedroom and mattress

Wardrobes

Chest of drawers

Bedside table.

Shelving

Filing cabinet

Outside

Garden furniture.

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

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

<https://www.emsleysestateagents.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>.



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.

