



The Grange, Milford Road | Sherburn in Elmet | ~~£256 PCM~~
£225 PCM

UNFURNISHED | TWO BEDROOM APARTMENT | Council Tax Band B | EPC rating B | No smokers
Deposit £951 | Available End July | Min 12 months | Deposit £951 | Broadband FTTC, Standard & superfast available | Mobile Coverage; all operators "likely" outdoors, EE "Likely" indoors.

Emsleys | estate agents



*****UNFURNISHED * EXCELLENT LOCATION * WELL PRESENTED * TWO BEDROOMS * TWO PARKING SPACES*****

This well presented two bedroom unfurnished first floor apartment features gas central heating and double-glazed windows. The accommodation comprises; lounge, modern part-tiled kitchen with tiled flooring, wall and base level units and appliances including electric oven, gas hob, washer dryer and fridge/freezer. Double bedroom with fitted wardrobes and bedside cabinets, single bedroom with built-in wardrobe and bathroom with a three piece suite. To the outside there are communal gardens, allocated parking for two cars and is within walking distance of South Milford train station.

EPC Rating B

Council Tax Band B

No smokers

Deposit £951

Broadband FTTC, Standard & superfast available

Mobile Coverage; all operators "likely" outdoors, EE ""Likely" indoors.

Available end of July

Min 12 months tenancy

Viewing recommended.

Please Read " BOOK A VIEWING"

Hall Way

The apartment is entered by a good sized hallway with a door leading to:

Lounge (Reception)

With neutral decor and carpet.

Kitchen

Modern part-tiled kitchen with neutral decor, tiled flooring, wall and base level units and appliances including electric oven, gas hob, washer dryer and a fridge/freezer.

Bedroom One

Double bedroom with modern decor, built-in wardrobes and bedside cabinets.

Bedroom Two

Single bedroom with neutral decor and a built-in wardrobe.

Bathroom

Part-tiled bathroom with neutral decor and a white three piece suite comprising; panelled bath with shower over, wash hand basin with vanity unit and WC.

Outside

To the exterior is a communal garden and bin store

There are two allocated parking spaces for the apartment.

Directions

From our Sherburn Office turn left onto Low Street. Continue forward onto Milford Road towards South Milford where the property is on the left hand side just before the railway bridge and can be identified by our Emsleys To Let board.

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>.

- 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.
- You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
- On the check in day all tenants will need to attend the office to sign and receive paperwork. You will need to bring the originals of your ID for us to view.
- We will hand you the keys to your New Home

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 Deposit).
- 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.



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.

