



Church Hill Terrace | Sherburn In Elmet | LS25 6F£950 PCM

Unfurnished | Two Double Bedroom Mid Terrace | EPC Rating C | Council Tax Band C | No smokers,.  
Deposit £1096 | No Deposit Scheme Offered/Reposit | Minimum 12 Months Tenancy | Mobile Coverage: Indoor 02 Likely | Outdoor All main  
operators available as suggested by Ofcom | Broadband ADSL Superfast, Ultrafast as suggested by Ofcom | Available Beginning of October

Emsleys | estate agents



\*\*\*Unfurnished Two Double Bedroom Mid Terrace\* Modern Decor & fittings\* Highly sought after location\* Courtyard Garden\* To allocated Parking space\*\*\*

Located on Church Hill of Sherburn in Elmet with views over field to the front, this delightful mid-terrace house offers a modern and well-maintained living space. Boasting two double bedrooms, a stylish bathroom with a large walk-in shower, and a lovely lounge/dining area. Additionally, being close to Sherburn-In-Elmet and its amenities ensures that you have everything you need right at your doorstep.

One of the highlights of this home is its courtyard garden, providing a tranquil outdoor space to relax and unwind. With the added bonus of two allocated parking spaces and further on street parking.

EPC Rating C

Council Tax Band C (Selby/ North Yorkshire Council)

No smokers..

Deposit £1096

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Minimum 12 Months Tenancy

Mobile Coverage: Indoor 02 Likely | Outdoor All main operators available as suggested by Ofcom.

Broadband ADSL Under 24Mbps 100% Superfast 24-100Mbps 100% Ultrafast 100-999Mbps 100% Gigabit 1000Mbps as suggested by Ofcom

Available Beginning of October

Viewing highly recommended.

Please Read " BOOK A VIEWING"

### Hallway

The property has a small, gated yard to the front with steps leading to the front door.

The hallway has polished wooden flooring and neutral decor.

Staircase leads to the first floor and doors to:

**Guest W.C 1.17m x 1.52m (max) (3'10" x 5'43" (max))**

The guest toilet has a w.c and wash hand basin.

**Kitchen 3.35m x 2.13m (max) (11'48" x 7'51" (max))**

This modern kitchen has high gloss grey high and low units with black worktops over.

Tiled flooring and splashbacks.

A Rangemaster stove with five gas hob burners, double electric oven and chrome cooker hood provides the focal point for the kitchen.

An integrated fridge/freezer, washer/dryer and slimline dishwasher are provided.

**Lounge/Dining Room 3.35m x 4.57m (max) (11'38" x 15'88" (max))**

This decent size room has neutral decor and is fully carpeted.

The feature gas fire has a wooden mantelpiece with black surround and hearth gives a focal point for the room.

A PVCu composite French door gives access to the rear courtyard.

### First Floor

Stairs lead to the first floor with a landing and doors to:

**Bathroom /Shower Room 2.74m x 1.22m (max) (9'23" x 4'99" (max))**

This modern bathroom has wooden flooring and modern marine boarding for ease of maintenance.

Modern white bathroom fittings of W.C, wash-hand basin is inset into a vanity unit and there is a large walk-in shower cabinet.

Heated towel rail.

**Bedroom One 3.66m x 3.66m (max) (12'94" x 12'95" (max))**

This double bedroom faces over the rear of the house.

Fully carpeted and neutral decor.

Bank of fitted wardrobes and inbuilt chest of drawers are provided.

**Bedroom Two 3.05m x 3.66m (max) (10'23" x 12'41" (max))**

This double bedroom faces over the front of the house and has views over fields.

Fully carpeted and neutral decor.

A double wardrobe is provided and further inbuilt cupboard provides lots of storage.

### Outside

To the rear is an enclosed courtyard garden with easy to maintain planted borders and gate leading to the rear driveway/parking spaces.

### 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 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.

### No Deposit Scheme/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenants 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

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.

2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

3. Applications can be made on our website

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

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.

5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.

6. We will inform the landlord of your wish to let the property.

7. If agreed, we will send you confirmation information by email.

8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.

9. 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>.

10. We will then commence referencing, if required.

11. 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.

12. 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.

13. On the conclusion of referencing we will re confirm a check in date to the property.

14. We will send out draft paperwork electronically for you to read.

15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.

16. 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.

17. We will hand you the keys to your New Home.





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.

