



High Street | South Milford | LS25 5AA

£895 PCM

UNFURNISHED TWO BEDROOM END TERRACE COTTAGE | Council tax Band B | EPC Rating C | No Deposit Scheme/Reposit Offered | Deposit £1032 | Broadband: standard, superfast, ultrafast available as suggested by Ofcom | Mobile Coverage: indoors "Likely" for O2 & EE: outdoors all networks "Likely" as suggested by Ofcom | Min 12 months tenancy | No smoking | Available Now.

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UNFURNISHED * CHARACTER COTTAGE * EPC RATING C* TWO BEDROOMS * POPULAR VILLAGE LOCATION * COTTAGE GARDEN

This handsome stone fronted end terrace two bedroomed cottage is situated in the ever popular village of South Milford within easy reach of the regions motorway networks, walking distance of the local railway station and all the local amenities. The property benefits from gas central heating and recently installed PVCu windows. The accommodation briefly comprises to the ground floor; lounge, kitchen/dining area with stable doors leading to a rear enclosed cottage garden. To the first floor is a good size main bedroom, a single bedroom and a modern bathroom suite with shower over the bath. To the rear are views across the rooftops to open countryside. On-road parking is available to the front.

EPC Rating C

Council Tax Band B (Selby Council)

No smoking

No Deposit Scheme/Reposit Offered

Deposit £1032

Broadband: standard, superfast, ultrafast available as suggested by Ofcom

Mobile Coverage: indoors "Likely" for O2 & EE: outdoors all networks "Likely" as suggested by Ofcom.

Minimum 12 months tenancy.

Available Now

VIEWING HIGHLY RECOMMENDED!

Ground floor

Lounge 4.27m x 3.35m (max) (14'49" x 11'13" (max))

With neutral decor, wood flooring, a feature wood burner inset into the chimney breast and a beamed ceiling.

Kitchen/Dining 3.05m x 3.66m (max) (10'23" x 12'21" (max))

Modern kitchen with wall and base level fitted units a range style cooker with a six burner gas hob and electric oven inset into the chimney breast, integrated fridge/freezer and a washing machine. Tiled flooring and stable door leading to the rear garden.

PLEASE NOTE THAT THE WASHING MACHINE WILL NOT BE REPLACED IF IT BREAKS DOWN

First floor

Bedroom one 3.35m x 3.35m (max) (11'63" x 11'38" (max))

Overlooking the front of the cottage, a double bedroom with polished wood floorboards and feature beams. A large free standing wardrobe is provided. There is also a useful storage cupboard.

Bedroom Two 3.05m x 1.83m (max) (10'27" x 6'54" (max))

Facing over the rear garden, this single bedroom is fully carpeted and has neutral decor.

Bathroom 2.13m x 1.52m (max) (7'64" x 5'29" (max))

Modern white three piece bath suite with low level WC, wash hand basin and bath with electric shower over. Tiled splashbacks and vinyl flooring.

Garden

To the rear of the cottage is a cottage garden with a shared access for next door.

Directions

From our Sherburn office turn left onto Low Street, continue forward onto Milford Road, turn right onto High Street where after a distance, on the right hand side, the property can be located 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 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.

Note

The property was subject to a flood 2007.

No Deposit Scheme/Reposit Offered

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

Hi

Thank you for your enquiry.

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 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. 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 24 hours before 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

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.





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

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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.