



SIMPLE LIFE



YEW GARDENS

DONCASTER  
DN12 1EJ



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# YEW GARDENS

BEAUTIFUL 2 AND 3 BEDROOM FAMILY HOMES EXCLUSIVELY FOR RENT, IN THE AREA OF EDLINGTON, CLOSE TO DONCASTER CENTRE.



## LOCATION INFORMATION

Situated just a few minutes from the A1(M), between Doncaster and Rotherham, Yew Gardens is ideally located for commuting to and from work. The nearest train station is also within easy reach - just a couple of miles away from the site.

Restaurants and wine bars can be found in the nearby villages of Bawtry and Tickhill, whilst slightly further afield you can find plenty of

eateries, shops and leisure facilities in the city centre of Doncaster, including the popular Doncaster Dome which provides a water park, ice-skating and theatre. Plenty of larger shopping centres can be accessed by car.

Yew Gardens is brilliant for people who love the outdoors with a golf course and fishing lakes situated close to Edlington. An abundance

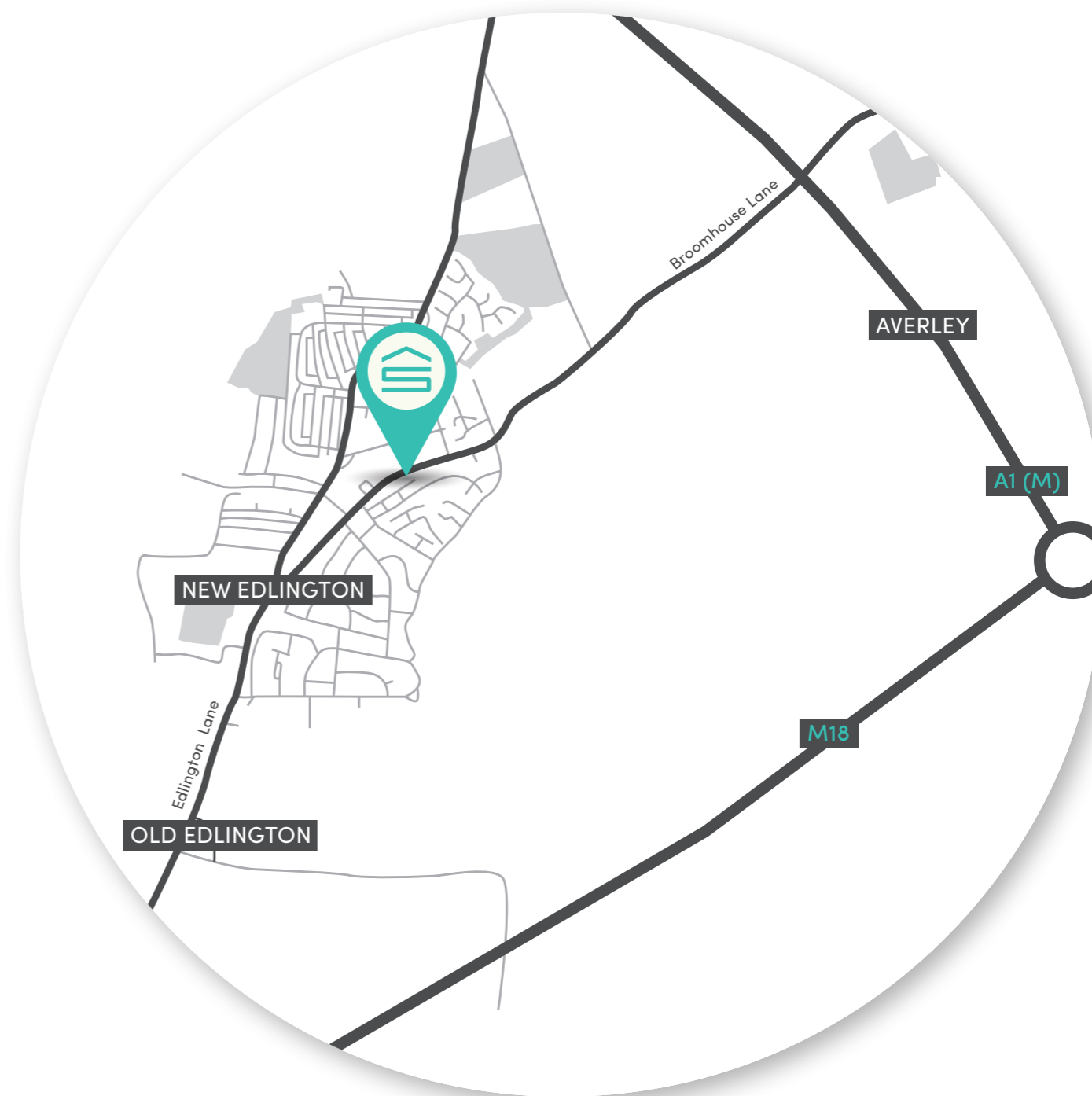
of local walks and cycle tracks also surround the village.

The area of Edlington has plenty of local convenience stores, a range of larger supermarkets close-by, as well as many local primary school within walking distance of our homes.

To find Yew Gardens by car, please use postcode DN12 1EJ in your Satnav.



## YEW GARDENS LOCATION MAP



# YEW GARDENS SITE MAP



**Yew Gardens**

|          |          |
|----------|----------|
| BAMBURGH | LASKILL  |
| HAXBY    | HOWARD   |
| CAYTON   | BERKLEY  |
| RUFFORTH | SINDERBY |

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Images for demonstrational purposes only. Spec and decor may differ.

# HAXBY 2 BEDROOM HOME

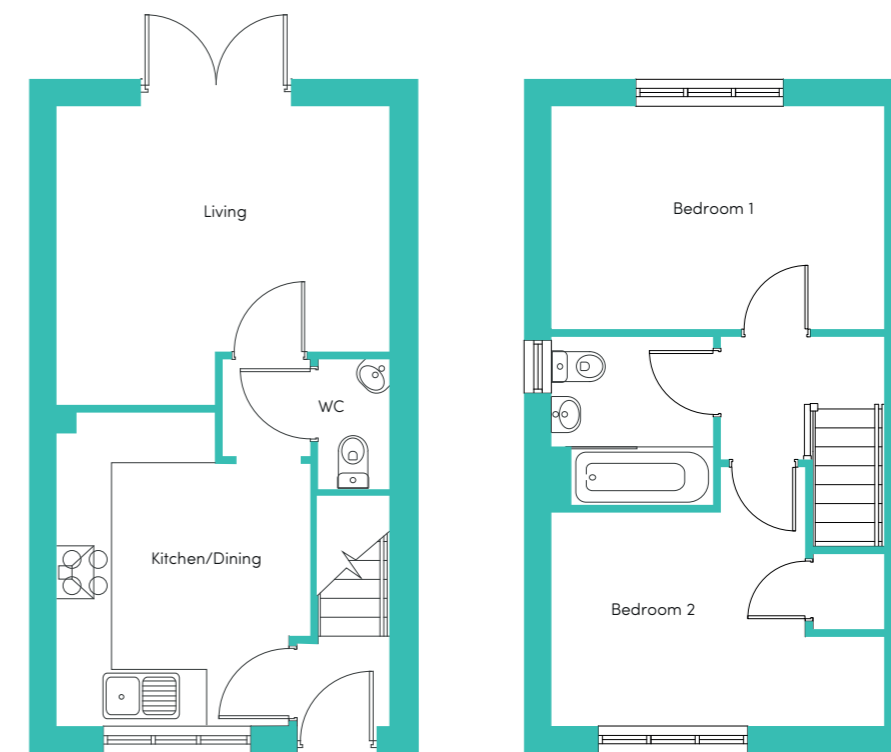
Upon entering the Haxby, you are welcomed by an open-plan kitchen/dining area, fully equipped with modern appliances and lovely white kitchen units. Just past the downstairs WC you will enter the spacious living room with double French windows, which lead into your private garden.

Venture upstairs and you will find two large double bedrooms. The second bedroom includes a handy built in storage cupboard. There is also a family bathroom equipped with a bath and shower.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.



## HAXBY 2 BEDROOM HOME

### GROUND FLOOR

**Kitchen/Dining**  
3.08 x 3.72m (10'1" x 12'3")†

**Living**  
4.04 x 3.69m (13'3" x 12'2")†

### FIRST FLOOR

**Bedroom 1**  
4.04 x 2.71m (13'3" x 8'11")

**Bedroom 2**  
4.04 x 2.60m (13'3" x 8'6")†

**Bathroom**  
1.98 x 2.04m (6'6" x 6'9")†

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BAMBURGH 3 BEDROOM HOME

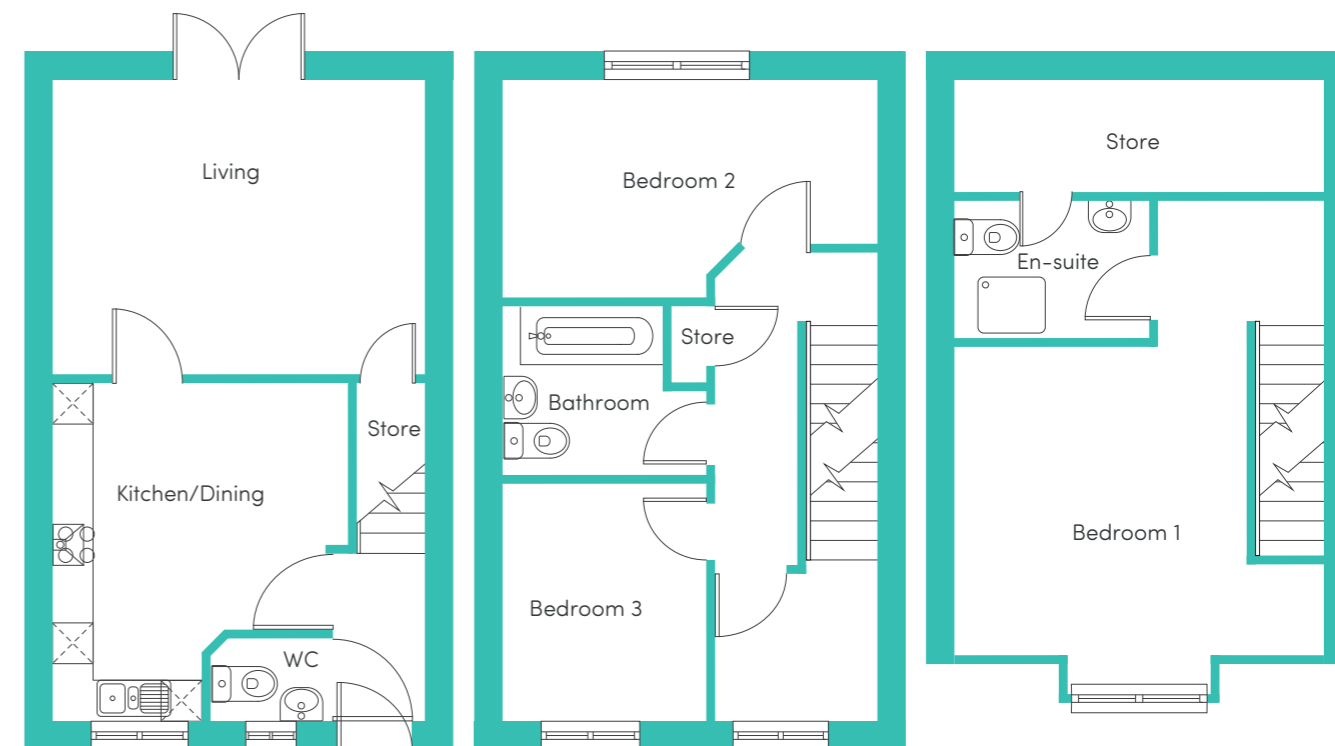
Split across three floors, the Bamburgh is a very popular home with growing families. The property offers plenty of space with a large living room, French windows leading to your private back garden and a large open-plan kitchen/dining room. The ground floor also benefits from a WC.

The first floor features two double bedrooms with a family bathroom, complete with both a bath and shower. At the end of the hall you will find a door opening on to a separate lobby area (often used as a small office). This leads on to a very desirable main bedroom and en-suite shower room on the second floor, offering the perfect peaceful getaway.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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BAMBURGH 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining  
3.59 x 4.14m (11'9" x 13'7")†  
Living  
4.54 x 3.92m (14'11" x 12'10")

FIRST FLOOR

Bedroom 2  
4.54 x 2.70m (14'11" x 8'11")†  
Bedroom 3  
2.50 x 2.92m (8'3" x 9'7")  
Bathroom  
2.50 x 2.06m (8'3" x 6'9")†

SECOND FLOOR

Bedroom 1  
2.19 x 2.91m (7'2" x 9'7")  
En-suite  
2.40 x 1.69m (7'11" x 5'7")

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# LASKILL 3 BEDROOM HOME

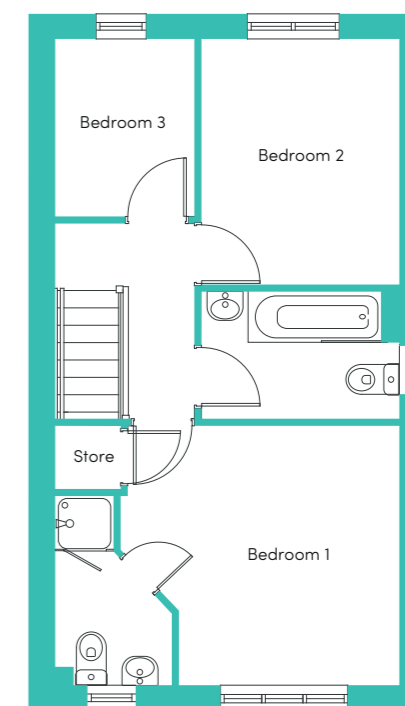
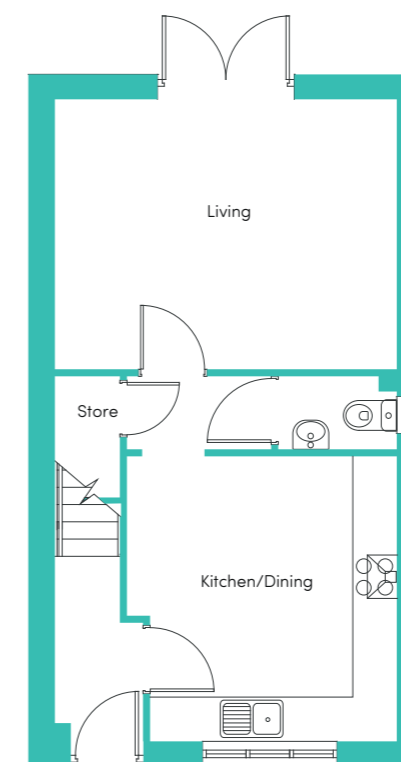
The sought-after Laskill is perfect for growing families. The open-plan, fully fitted kitchen/dining area is situated just off the downstairs hallway at the front of the house. Downstairs, you will also find a large living area which benefits from plenty of natural light coming from the French windows, leading to your private back garden. Also located on the ground floor is a WC.

Upstairs you will find the main double bedroom which includes a built in storage cupboard and an en-suite bathroom. There is a second, spacious double bedroom and a third single bedroom and family bathroom.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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# LASKILL 3 BEDROOM HOME

### GROUND FLOOR

**Kitchen/Dining**  
3.59 x 3.74 (11'9" x 12'3")

**Living**  
4.54 x 3.64m (14'11" x 11'11")

### FIRST FLOOR

**Bedroom 1**  
3.59 x 3.43m (11'9" x 11'3")†

**En-suite**  
1.53 x 2.51m (5'0" x 8'3")†

**Bedroom 2**  
2.62 x 3.25m (8'7" x 10'8")

**Bedroom 3**  
1.85 x 2.36m (6'1" x 7'9")

**Bathroom**  
2.62 x 1.69m (8'7" x 5'7")†

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# CAYTON 3 BEDROOM HOUSE

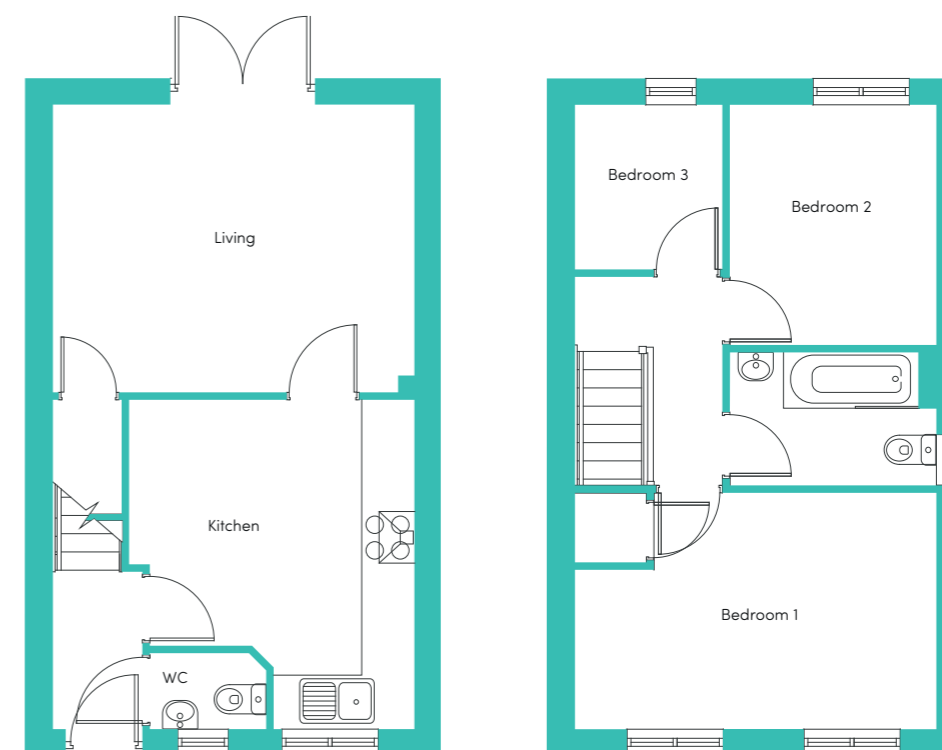
The Cayton is a beautiful 3 bedroom house. When entering this property you are greeted with a lovely hallway, which leads to the downstairs WC and kitchen/dining area. Carry on through the kitchen and you will find yourself in the spacious living room, finished with beautiful flooring and double patio doors, which lead into your private rear garden. This is a brilliant space for socialising with family and friends.

Upstairs you will find a large main bedroom which includes a built in storage cupboard. A family bathroom offers a contemporary white bathroom suite, which comes complete with bath and shower. There is also a further double bedroom and a third single bedroom.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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## CAYTON 3 BEDROOM HOUSE

### GROUND FLOOR

**Kitchen**  
3.59 x 4.14m (11'9" x 13'7")†

**Living**  
4.54 x 3.61m (14'11" x 11'10")

### FIRST FLOOR

**Bedroom 1**  
4.54 x 2.98m (14'11" x 9'9")†

**Bedroom 2**  
2.61 x 3.02m (8'7" x 9'11")

**Bedroom 3**  
1.87 x 2.08m (6'2" x 6'10")

**Bathroom**  
2.61 x 1.68m (8'7" x 5'6")†

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# RUFFORTH 3 BEDROOM HOUSE

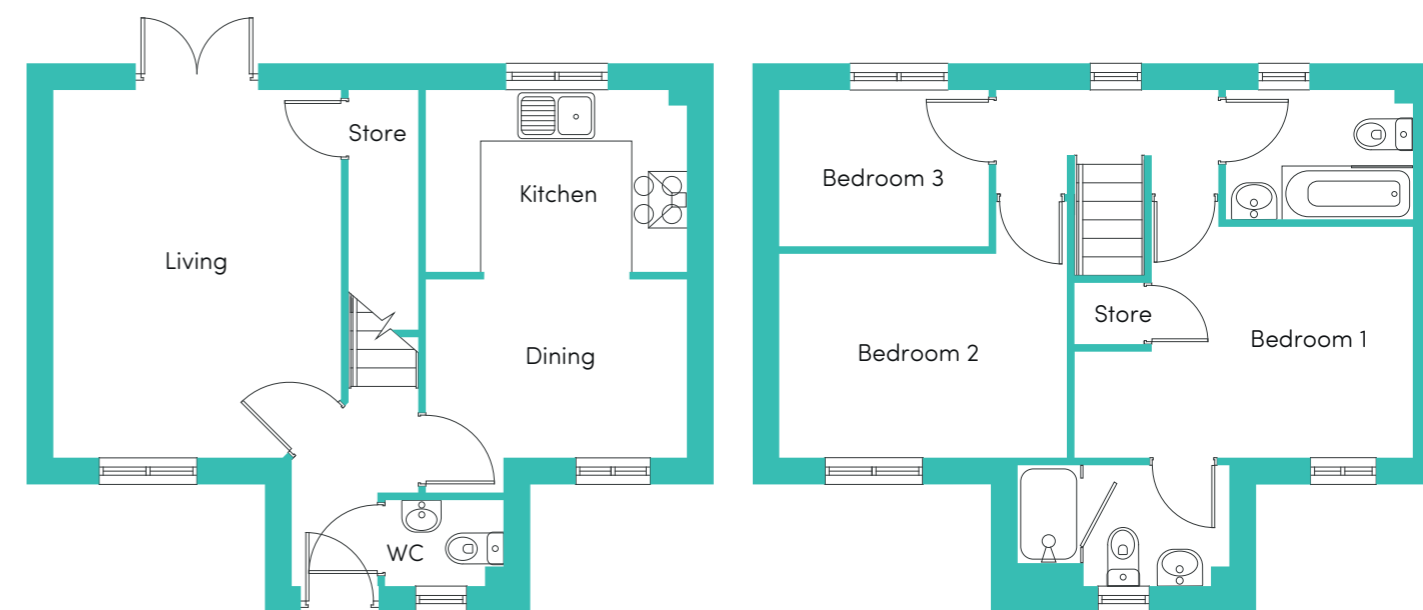
The Rufforth is a beautiful family home. Entering through the front door you will find yourself in the ground floor hallway with a handy WC to one side. Continue through to the large open-plan kitchen/dining area, complete with modern appliances and a contemporary finish. To the other side of the hall, you will find an inviting living area, including double French windows leading into your own private garden.

Upstairs offers three bedrooms and a family bathroom. The main double bedroom has an en-suite bathroom, complete with shower and includes a built in storage cupboard. The second bedroom is a double room and the third a generous single bedroom.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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## RUFFORTH 3 BEDROOM HOUSE

### GROUND FLOOR

**Kitchen/Dining**  
3.24 x 4.55m (10'8" x 14'11")

**Living**  
3.56 x 4.55m (11'8" x 14'11")†

### FIRST FLOOR

**Bedroom 1**  
4.19 x 2.87m (13'9" x 9'5")†

**En-suite**  
2.64 x 1.52m (8'8" x 5'0")†

**Bedroom 2**  
3.56 x 2.54m (11'8" x 8'4")†

**Bedroom 3**  
2.60 x 1.95m (8'7" x 6'5")

**Bathroom**  
2.33 x 1.62m (7'8" x 5'4")

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# SINDERBY 3 BEDROOM HOUSE

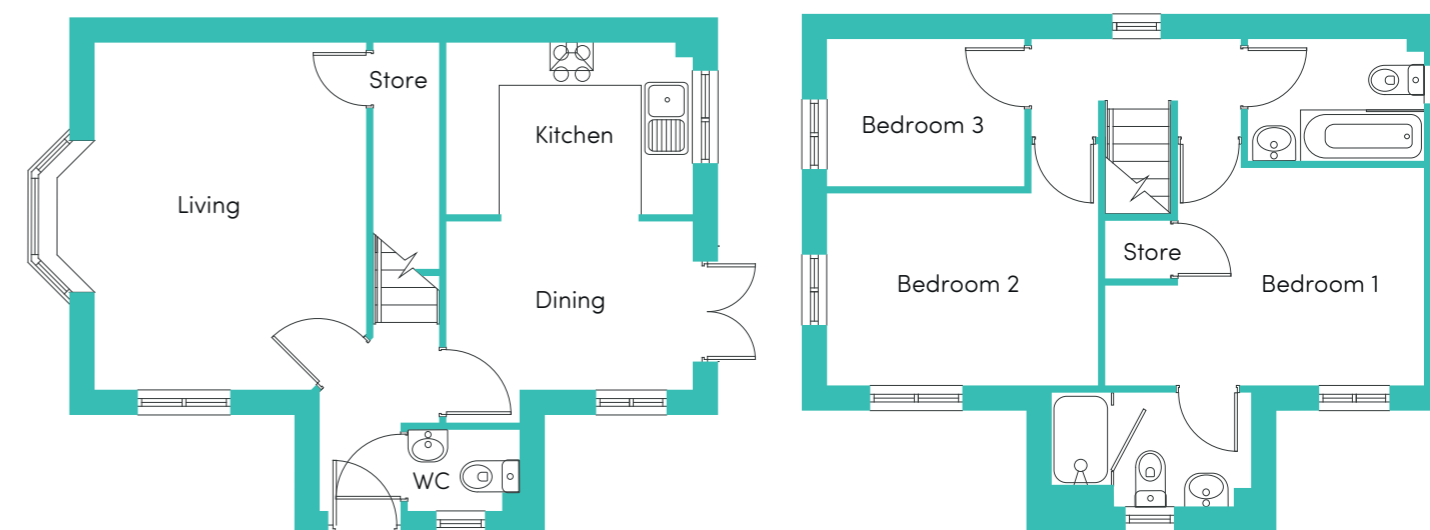
Entering through the front door you will find yourself in the ground floor hallway, which offers a WC to one side. Continue down the hallway and you will enter a large kitchen/dining area, finished with modern appliances and double French windows leading into your own private garden. To the other side of the hall, you will find an inviting living area finished with a beautiful feature bay window.

Upstairs includes three bedrooms and a family bathroom. The main double bedroom includes a built in storage cupboard and has an en-suite bathroom, complete with shower. The second bedroom is very sizeable double room and the third bedroom is a generously sized single room.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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## SINDERBY 3 BEDROOM HOUSE

### GROUND FLOOR

**Kitchen/Dining**  
3.24 x 4.55m (10'8" x 14'11")

**Living**  
3.56 x 4.55m (11'8" x 14'11")

### FIRST FLOOR

**Bedroom 1**  
4.19 x 2.87m (13'9" x 9'5")†

**En-suite**  
2.64 x 1.52m (8'8" x 5'0")†

**Bedroom 2**  
3.56 x 2.54m (11'8" x 8'4")

**Bedroom 3**  
2.60 x 1.95m (8'7" x 6'5")

**Bathroom**  
2.33 x 1.62m (7'8" x 5'4")

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# HOWARD 3 BEDROOM HOME

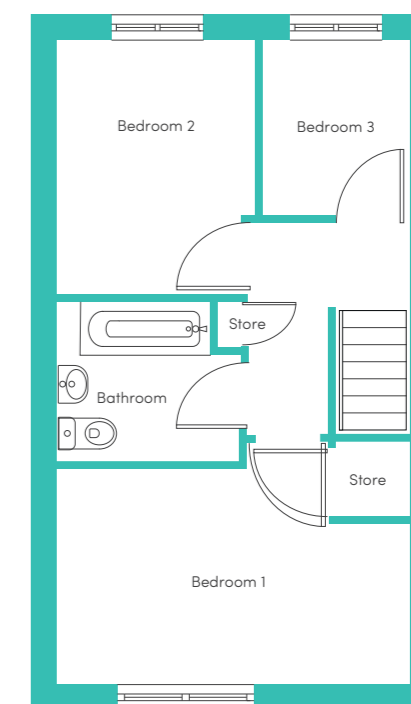
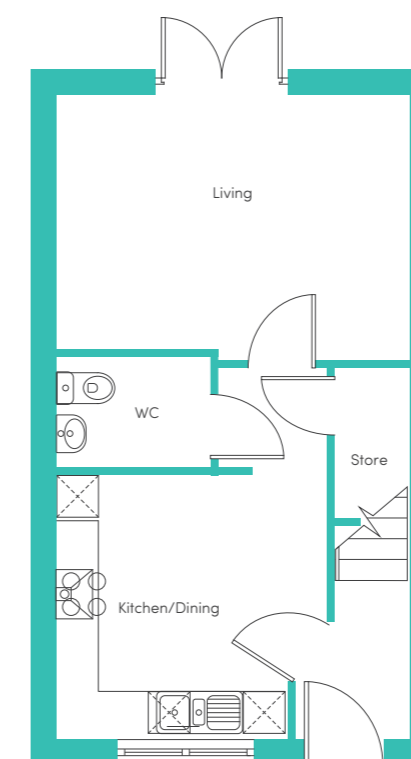
Welcome to the Howard. This stunning home offers an open plan kitchen/dining area off of a separate downstairs hallway. The kitchen is fully-fitted with plenty of modern appliances including a dishwasher, cooker and fridge-freezer. Towards the back of the house you will be able to enjoy a large living space with French windows, with views of your back garden.

Upstairs you will find plenty of space to keep things tidy with two storage cupboards. The main bedroom is a brilliant size, spanning the front of the property. The upstairs also includes two further bedrooms and a spacious family bathroom.

## THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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# HOWARD 3 BEDROOM HOME

## GROUND FLOOR

**Kitchen/Dining**  
3.04 x 3.44m (10'0" x 11'3")†

**Living**  
4.54 x 3.32m (14'11" x 10'11")

## FIRST FLOOR

**Bedroom 1**  
4.54 x 2.79m (14'1" x 9'2")†

**Bedroom 2**  
2.59 x 3.34m (8'6" x 11'0")

**Bedroom 3**  
1.89 x 2.32m (6'3" x 7'8")

**Bathroom**  
2.39 x 2.11m (7'10" x 6'11")†

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# BERKLEY 3 BEDROOM HOME

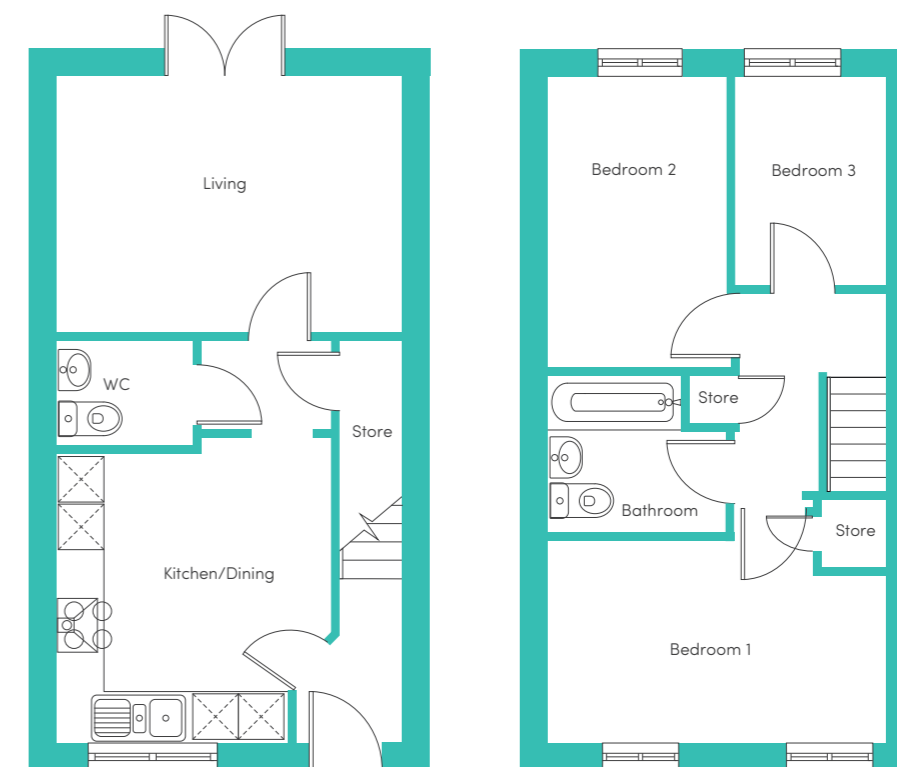
Modern and light throughout, the Berkley is a beautiful family home. The L shaped kitchen boasts plenty of modern appliances, and the perfect space for family meal time. The living room is bright and spacious with French windows leading on to your own private back garden. A handy WC can also be found on the ground floor.

Moving upstairs, the large main bedroom has an airy feel with two windows on to the front of the property and a store cupboard to keep things tidy. The Berkley has one further double bedroom, one single bedroom and a family bathroom.

### THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing/drying machine
- All properties internally wired to connect to phone, internet and TV providers\*
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms

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## BERKLEY 3 BEDROOM HOME

### GROUND FLOOR

**Kitchen**  
3.91 x 4.00m (12'10" x 13'2")†

**Living**  
4.82 x 3.55m (15'10" x 11'8"

### FIRST FLOOR

**Bedroom 1**  
4.82 x 2.80m (15'10" x 9'2")†

**Bedroom 2**  
3.57 x 4.04m (11'9" x 13'3")

**Bedroom 3**  
2.19 x 2.91m (7'2" x 9'7")

**Bathroom**  
2.57 x 2.20m (8'5" x 7'3")†

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# TESTIMONIALS

“I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords.”

Charlie Say,  
Simple Life customer

“It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one.”

Kelly Wood,  
Simple Life customer

”



# OUR FEES

## Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

### Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

| Fee Type  | Details   | Date Payable  | Amount   |
|---|---|---|--|
| <b>Refundable Holding Deposit</b>   | A holding deposit will be required in order to secure the property.<br>By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days).<br>The holding deposit will be paid towards your first month's rent. | The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market | Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170. |
| Simple Life may retain a proportion of your holding deposit if: <ul style="list-style-type: none"> <li>· You provide misleading information on your application form</li> <li>· You fail a Right to Rent Check</li> <li>· You change your mind about the property and withdraw your application</li> <li>· You have failed to take reasonable steps to enter into the tenancy</li> </ul> The following amounts will be deducted from your holding deposit should your application not progress to the next stage: <ul style="list-style-type: none"> <li>· £50.00+VAT per property</li> <li>· £25.00+VAT per applicant and/or guarantor</li> </ul> You will be refunded the remaining amount of your holding deposit once the above costs have been deducted. |   |   |  |
| <b>Refundable Tenancy Deposit</b>   | This is your Security Deposit.<br>Your Deposit will be registered with the Deposit Protection Service for the duration of your tenancy.   | The Simple Life Team will contact you to advise when all payments are required.   | Equivalent to 5 week's rent.   |
| <b>First Month's Rent</b>   | Your first month's rent is due in advance.  | The Simple Life Team will contact you to advise when all payments are required.   | 1 month's rent (less any holding deposit that has been collected).   |

Residents may also be charged the following fees for services provided during the tenancy:

| Fee Type                        | Details  | Date Payable  | Amount   |
|---------------------------------|--|---|--|
| <b>Default Fee</b>              | A payment that is required in the event of a default by the resident: <ul style="list-style-type: none"> <li>• Lost key</li> <li>• Lost security device giving access to the housing.</li> </ul> | The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market | Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170. |
| <b>Late Payment Fee</b>         | Fee will be added to the resident's account when rent falls overdue (by 14 days or more).  | The Simple Life Team will contact you to advise when all payments are required.   | Equivalent to 5 week's rent.   |
| <b>Variation of Tenancy Fee</b> | Payments on assignment, variation or novation of a tenancy at the resident's request.  | The Simple Life Team will contact you to advise when all payments are required.   | 1 month's rent (less any holding deposit that has been collected).   |
| <b>Early Termination Fee</b>    | Payments in respect of early termination of a tenancy agreement at the resident's request.   | Payable on request by the Simple Life Team following the resident request.  | Capped at Simple Life's loss of rent.  |

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable. Residents may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life. It is the responsibility of the resident to arrange for payment for these services where applicable.

# COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

# ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

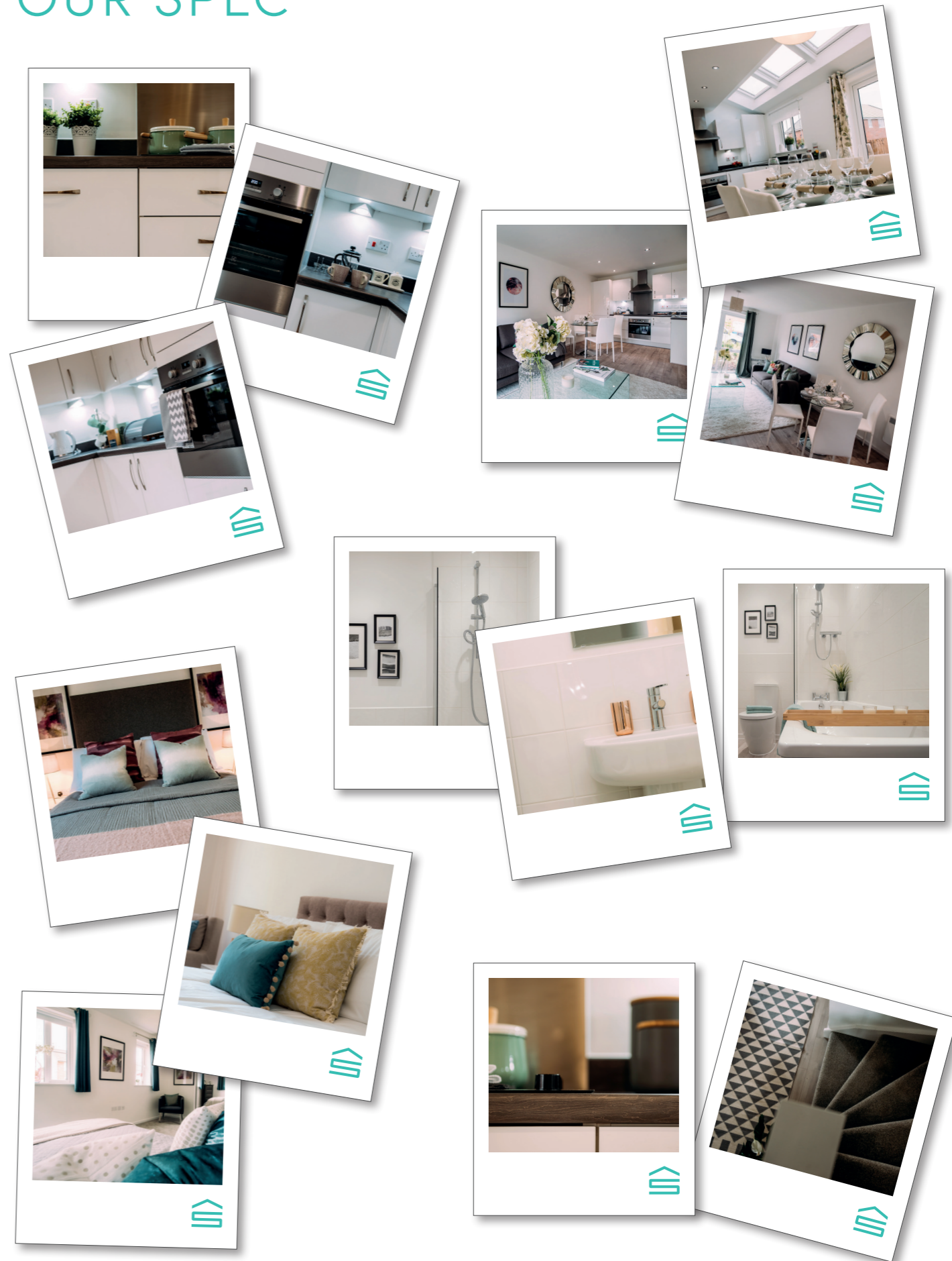
From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 4000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.



# OUR SPEC





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