

12 High Street, Clifford, LS23 6JF



£1,100 pcm

EPC Rating D

Description

A beautifully appointed three bedroom stone built cottage of character. The property has been maintained to an exacting standard throughout and offers immaculate neutrally decorated and carpeted accommodation. Equipped with gas central heating and UPVC double glazing the property has good work from home space as well as a private rear patio with open aspect to the rear. An internal inspection is recommended following a viewing of the video tour.

Location

Situated at the heart of this popular and sought-after village within easy access of Boston Spa with its numerous amenities, as well as Wetherby and affording good road links to Leeds, Harrogate, York and beyond.

Available

Early March 2021

Unfurnished or Furnished

Floor and window coverings, cooker, refrigerator, freezer and washing machine included. Main items of furniture could be made available if required. The wardrobe in bedroom 2 and the tv and shelf unit in the lounge are classed as fixtures and will remain as part of the tenancy even if let unfurnished.

Rental Terms

£1,100.00 pcm excluding utilities. Deposit £1,265.00

Council Tax

We have been advised by the Leeds City Council that the property is in Band E for the purpose of Council Tax.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Directions

In Boston Spa turn right off the High Street into Clifford Moor Road. Continue to the end of the road and turn left onto High Street and the property is on right hand side.

Details Produced

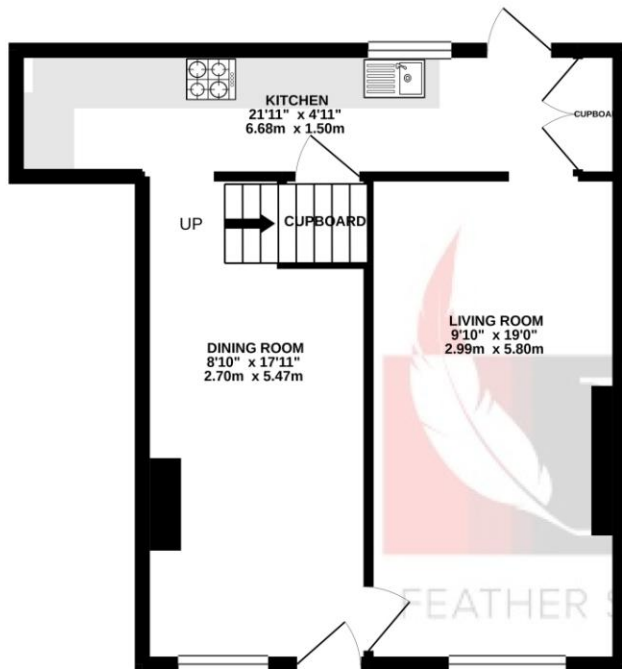
25 January 2021

Brief Terms

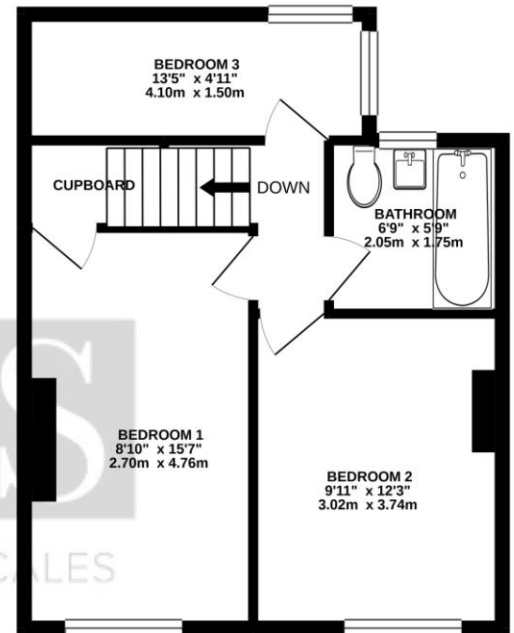
- 1.To be let on an Assured Shorthold tenancy for an initial term of 12 months.
- 2.References will be obtained using a credit reference agency.
- 3.Sorry, no pets and no smokers without the Landlord's consent.
- 4.If consent is granted by the landlord for a pet, the rent will increase to £1,140.00 pcm
- 5.You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
- 6.If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
- 7.The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
- 8.In order to comply with the Right to Rent legislation, with you application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
- 9.This property will be managed by the landlord.
- 10.Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

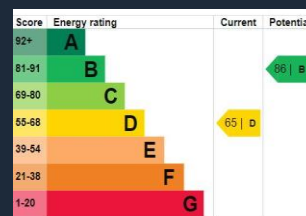


1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.
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IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smales Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smales Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4: VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smales & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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