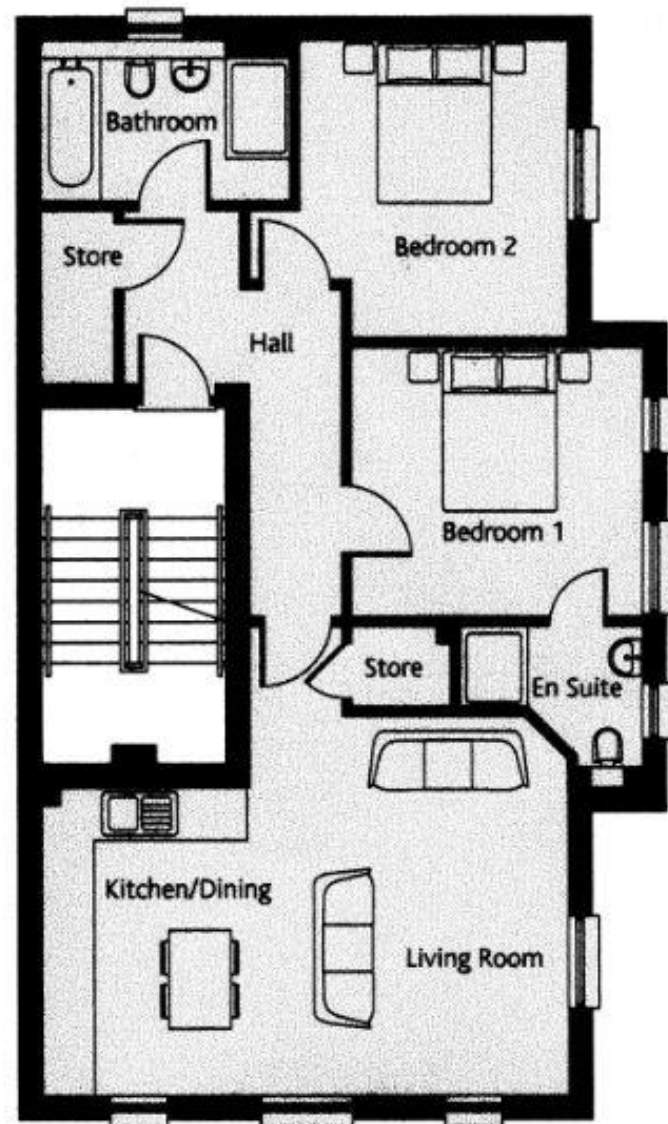
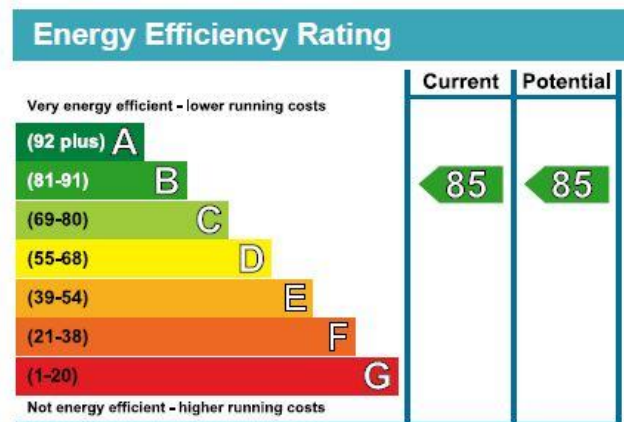


THE BURTON
First floor



Not to scale for identification purposes only



Wetherby ~ 3 Montagu Crescent, Spofforth Park, LS22 6BE

A stylish two-bedroom apartment within this exclusive three storey building offering light and spacious open plan living accommodation. With two double bedrooms, master having luxury en-suite shower facility. Located on this highly desirable development by Bellway Homes.

- Modern new first floor apartment
- Stylish open plan living accommodation
- Two double bedrooms, master with en-suite, separate house bathroom
- Open aspect to front, allocated parking
- Available for immediate occupation
- No pets allowed

£1,100 PER CALENDAR MONTH

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Leaving Wetherby proceeding along the A661 / Spofforth Hill. Continue for a short distance through the traffic lights turning right into the new Spofforth Park development onto Ingbarrow Gate and first right onto the Bridleway until reaching the open green in front of you, bear right, follow the road round and the three storey apartment block is on your left hand side.

THE PROPERTY

Plot 225 is on the first floor of this three storey building and has been finished to a high standard with quality fixtures and fittings throughout. Built by well renowned developers Bellway Homes, the accommodation benefits from gas fired central heating, double glazed windows and in further detail giving approximate dimensions comprises:-

ENTRANCE HALL

With generous store cupboard, single radiator, telephone intercom.

OPEN PLAN LIVING/KITCHEN DINER

20' 7" x 18' 6" (6.27m x 5.64m) to widest points

KITCHEN AREA

12' x 8' 8" (3.66m x 2.64m)

A light and spacious room with windows to front and revealing pleasant views over communal green space to the front. The kitchen area is fitted with a range of modern gloss wall and base units, cupboards and drawers, laminated work surfaces with matching up-stand, integrated appliances including fridge and freezer, fan assisted oven with ceramic hob and extractor hood above, inset one and a quarter stainless steel sink unit with mixer tap and extendable hose, space for automatic washing machine, cupboard housing gas fired central heating boiler, LED ceiling spotlights, wood effect laminate floor covering.



LIVING AREA

18' 6" x 12' 4" (5.64m x 3.76m)

Living area with two double radiators, T.V. aerial and telephone point. Dual aspect windows to front and side elevation.



Storage cupboard.

BEDROOM ONE

11' 6" x 10' 9" (3.51m x 3.28m)

With two double glazed windows to side, double radiator beneath, television aerial.



EN-SUITE SHOWER ROOM

An attractive white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, walk-in shower

cubicle with tiled walls and wall-mounted Mira shower fitting, chrome ladder effect heated towel rail, extractor fan, LED ceiling spotlights, part tiled walls, double glazed window to side.



BEDROOM TWO

12' 5" x 12' (3.78m x 3.66m)

With double glazed window to side, radiator beneath.



HOUSE BATHROOM

An attractive white suite comprising low flush w.c., with concealed cistern, half pedestal wash basin, panelled bath, walk-in shower cubicle, chrome ladder effect heated towel rail, part tiled walls, extractor fan, LED ceiling spotlights, double glazed window to rear.



COUNCIL TAX

Band B (from internet enquiry)

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £1,100 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No pets or smokers other than by prior arrangement.
5. An EPC is available on this property
6. A refundable tenancy deposit £1,269.00

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's rent equalling £253.00

During The Tenancy payable to the Agent/ landlord

Payments of £50 + VAT (£60 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731