



COUNCIL TAX
Band E (from internet enquiry)

SERVICES
We understand mains water, electricity, gas and drainage are connected.

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

Details prepared April 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales EU Directive 2002/91/EC		

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.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Clifford ~ 104 High Street, LS23 6HJ

A charming two double bedroom period cottage situated in the quiet village of Clifford, enjoying delightful countryside views to front and rear. Pets considered subject to a £25 pcm pet rent.

- Two double bedrooms
- Period stone cottage
- Lounge
- Breakfast kitchen
- Useful converted basement room
- House bathroom with far reaching views towards Boston Spa
- External garden room/office
- Now available
- Pets considered subject to a £25pcm pet rent

£1,000 PER CALENDAR MONTH





CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

This charming two bedroom end of terrace is available for immediate possession (subject to references) the accommodation benefits from gas fired central heating and in further detail comprises:-

To the ground floor, hardwood entrance door with fan light above leads into lounge with window to front elevation, feature fireplace, staircase down to a useful converted cellar with light and heating laid on. To the rear there is generous breakfast kitchen fitted with wall and base units, oak work surfaces with matching breakfast bar, electric cooker with gas hob, space and plumbing for white goods, stable door leading out to rear garden.

To the first floor, there is a comfortable double bedroom with fitted wardrobes to one side, window to rear revealing delightful outlook over neighbouring gardens and countryside beyond. House bathroom with a traditional white suite comprising bath with shower over, low flush W.C vanity was basin, finished off with attractive tongue and groove wall panelling to half height.

Staircase to the second floor reveals a skilfully converted loft space creating a further double bedroom with far reaching views and built in storage to one side.

To the outside, on street parking to the front is available. The cottage enjoys a low maintenance courtyard garden to side and rear. There is garden room/office with light and power laid on along with a useful storeroom to side. Please note there is a right of way for the neighbouring property to take bins to the front.



LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £1,000 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. Pets acceptable subject to prior consent and pet rent agreement of £25 pcm (per pet).
5. An EPC is available on this property
6. A refundable tenancy deposit £1,153
7. We understand mains water, electricity, gas and drainage are connected.
8. Broadband and mobile signal coverage can be checked via <https://checker.ofcom.org.uk/>

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 £230

During The Tenancy payable to the Agent/ landlord

Payments of £41.67 + VAT (£50 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.