

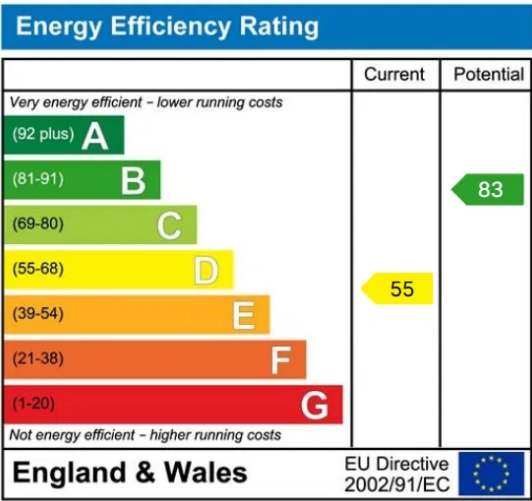


**COUNCIL TAX**  
Band E (from internet enquiry)

**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



Wetherby ~ Darnbrook, 66 Spofforth Hill, LS22 6SE

- "Darnbrook" is one of just two sensational family homes that stands out with it's impressive kerbside appeal. This remarkable six double bedroom property has been crafted by renowned local builders PDS Construction and with the input of a professional interior designer, not only promises a luxurious living experience but also boasts practical and stylish architectural design elements to cater to modern family needs.
- A stunning detached family home
  - Six double bedrooms, four having luxury en-suite facilities
  - Sensational house bathroom
  - Impressive 28ft living room with guillotine log burner
  - Separate snug and practical boot room
  - Stunning dining kitchen by "Nest" with large L shape island and custom-built dining table
  - Underfloor heating to the ground floor accommodation

£8,000 PER CALENDAR MONTH

2 6 5

MISREPRESENTATION ACT

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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.
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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.



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## Property Description

**"Darnbrook" is one of just two sensational family homes that stands out with it's impressive kerbside appeal. This remarkable six double bedroom property has been crafted by renowned local builders PDS Construction and with the input of a professional interior designer, not only promises a luxurious living experience but also boasts practical and stylish architectural design elements to cater to modern family needs.**

Located just off the highly sought-after Spofforth Hill, "Darnbrook" enjoys an established leafy position and has been built to the highest of standards with attention to detail. Benefiting from the remainder of a new build warranty, an internal inspection is highly recommended to appreciate the quality of fixtures and fittings on offer, such as oversized heavyweight doors, bespoke "Nest" kitchen, generous boot room and luxury en-suite bathrooms. Lutron controlled designer lighting, air source heat pump and heat exchange system together with underfloor heating to the ground floor, the accommodation briefly comprises:-

To the ground floor an impressive Hormann door reveals a superb entrance hallway featuring a sleek floating staircase to first floor. A spacious 28ft living room featuring a contemporary guillotine log burner with attractive surround and bi-fold doors opening to private rear garden. The heart of this family home is the sensational dining kitchen which boasts a large "L shaped" island unit with dark quartz worktops and contrasting oak breakfast table and custom seating, quality integrated Siemens appliances and Quooker instant hot water tap. Flooded with natural light having bi-folding patio doors and a large ceiling lantern. Adjacent is a most practical utility/boot room with bespoke cabinetry and space for automatic washing machine and tumble dryer. The snug presents a cosy additional living space and there is an eye catching downstairs W.C. equipped with Villeroy & Boch sanitary ware.

To the first floor, a generous landing area leads to the guest bedroom suite which includes a sizeable bedroom, walk in dressing room with built in furniture and a luxury en-suite shower. Bedroom two features built in wardrobes and en-suite shower, there are three further bedrooms serviced by a luxurious house bathroom of exceptional quality and design. There is a large home office fully equipped with a floor to ceiling storage and custom built work station.

To the second floor, the principal bedroom with its own suite extending to over 36ft in total, this superbly versatile space presents a range of options from a luxurious dressing area to home gym, serviced by a large en-suite bathroom. There is a further double bedroom and en suite to this floor and useful eaves storage.

To the outside, a shared driveway approaches the property which is set behind electric gates having private driveway parking leading to integral double garage with electric Hormann up-and-over door. The property enjoys an established plot with mature trees to the front, affording a good degree of screening and privacy. The landscaped gardens to the rear feature a private patio area with outdoor lighting creating the ideal space for outdoor entertaining and “al-fresco” dining, beyond which is a newly laid lawn, hedge perimeter and fencing. There CCTV and alarm fitted.

This exclusive development of just two bespoke family homes offers privacy, luxury and the convenience of modern living in a highly desirable location. **Early viewing is advised to avoid disappointment.**



## LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £8,000 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 £9,230
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 £1,846

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.