



COUNCIL TAX
Band A (from internet enquiry)

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

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

Details prepared May 2025



Tadcaster ~ 61 York Road, LS24 8AR

A well presented ground floor apartment blending characterful features with modern contemporary upgrades such as open plan living accommodation, modern fitted kitchen and refitted bathroom. Convenient location for commuting to Leeds and York.

- A one bedroom ground floor apartment
- Available for immediate occupation
- Fitted kitchen
- Modern shower room
- Double bedroom
- Open plan living dining room
- Cellar storage
- Patio courtyard to the rear

£800 PER CALENDAR MONTH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Access is gained from the rear courtyard via a UPVC double-glazed door to entrance porch.

The porch opens into a sleek, fully fitted kitchen complete with high-gloss wall and base units, work surfaces, tiled upstands, and a stainless steel splashback. Integrated appliances include an electric oven with a four-ring induction hob and extractor hood, built-in microwave, and under-counter fridge, along with a freestanding slimline dishwasher. A handy storage cupboard houses space and plumbing for an automatic washing machine.

The re-fitted shower room features a contemporary white suite comprising a low-flush wc, floating pedestal wash basin, and a large step-in shower cubicle, all set against stylish tiled walls and flooring. A chrome heated towel rail and mirrored cabinet add practical finishing touches.

A standout feature of the property is the open-plan living and dining room, enhanced by striking high ceilings giving a bright and airy feel. An open archway leads through to the double bedroom, with high ceilings and a double-glazed window looking onto York Road to the front. Laminate flooring runs throughout both the living area and bedroom.

Steps lead down from the main living area to a private cellar space, offering excellent additional storage.

Externally, a small seating area is available within the rear courtyard—perfect for morning coffee or summer evenings.



LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £800 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No pets allowed.
5. An EPC is available on this property
6. A refundable tenancy deposit £923
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 £184.00

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.