



COUNCIL TAX
Band B (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 May 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(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.



Leeds ~ 4 Bramble Mews, 565 Shadwell Lane, LS17 8AY

A well-presented ground floor apartment offering open plan contemporary living space, allocated parking and excellent location to the edge of Shadwell village, with convenient commuting distance to Leeds city centre.

- Well-presented ground floor apartment
- Two double bedrooms
- Modern bathroom
- Fitted kitchen with integrated appliances
- Open plan living dining room into kitchen
- Furnished property
- Immediate occupation
- Secure gated parking
- Excellent location

£975 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 well-presented ground floor apartment offers comfortable and modern living throughout.

The communal entrance hallway leads to a private internal entrance to the flat opening into a central hallway with laminate flooring that flows seamlessly into the open-plan living and dining area.

The bright and spacious living room features UPVC French-style patio doors that open onto a flagstone patio to the front. An open archway leads to a contemporary fitted kitchen comprising a range of wall and base units with tiled splashbacks. Integrated appliances include an electric oven and hob with extractor hood, under-counter fridge and freezer, dishwasher, and washer-dryer.

From the hallway, a useful cloak storage cupboard adds convenience, while the re-fitted modern shower room is finished with a white suite including a large step-in shower cubicle, pedestal wash basin, and low flush wc, all complemented by tiled walls and flooring and an extractor fan.

Bedroom one is a generously sized double, comfortably accommodating a king-size bed, bedside tables, and a dressing table, with a double-glazed window overlooking the rear parking area. Bedroom two is another spacious double, currently used as a home office, with a recessed space ideal for wardrobes.

To the outside, electric gates provide secure access to an allocated parking space. The front patio offers a private outdoor area, with further access to well-maintained communal gardens to the rear and the front along Shadwell Lane.



LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £975 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. An EPC is available on this property
5. A refundable tenancy deposit £1,125
6. We understand mains water, electricity, gas and drainage are connected.
7. 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 £225

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.