



COUNCIL TAX

Band G (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 August 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Scarcroft ~ Beaconsfield Cottage, Wetherby Road, LS14 3AS

A simply stunning three bedroom detached stone cottage, meticulously modernised and superbly finished in recent years by the current owners. The property features a high standard of fixtures and fittings throughout, along with underfloor heating on the ground floor and a luxurious family bathroom. Set in a prime position within this exclusive village, Beaconsfield Cottage offers gated off-street parking and a beautiful open aspect to the rear.

- A stunning three-bedroom period cottage elegantly refurbished
- Top quality appliances and fittings throughout
- Bespoke kitchen and matching utility
- Sensational house bathroom suite
- UFH to ground floor accommodation
- Rustic features and charm throughout
- Highly sought after village location
- Open aspect to rear
- Gated driveway parking and double garage

£2,750 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.
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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Beaconsfield cottage has been sympathetically extended and modernised by its current owners, offering a perfect blend of character and a contemporary style. Tastefully decorated and finished to an exceptional standard throughout, the property features oak doors, underfloor heating, modern double glazed windows, gas fired central heating and in further detail comprises:-

To the ground floor, a modern composite door opens into the entrance porch with fitted storage, access to downstairs WC, striking floor tiles and an LED lit staircase leading to the first floor. The heart of the house is the stunning open plan living, dining kitchen with Herringbone Karndeian floor covering, underfloor heating and eye catching ceiling beams.

The kitchen itself boasts a bespoke range of units and drawers with Quartz worktops, inset Belfast sink with instant hot water tap and top quality integrated appliances. An oak breakfast bar and decorative ceiling timbers add to the room's charm, while a doorway leads to the generous utility room. The utility is equipped with matching wall and base units, space for white goods and rear door for easy access. The lounge is light and spacious with natural light from the windows to the front elevation, complete with a double sided wood burning stove shared with the dining room. Internal oak bi-folding doors lead into the living area off the kitchen, which offers access to the private south facing garden.

To the first floor, the landing provides bespoke laundry storage and access to a useful boarded loft space. There are three good sized bedrooms, each offering ample space. The principal bedroom and bedroom two both benefit from rear-facing windows with an open aspect, along with floor to ceiling fitted wardrobes. These rooms are all served by a luxurious house bathroom suite, which adds a touch of elegance to this home.

To the outside, the property is set behind a stone wall and security gates, offering ample parking for multiple vehicles along with access to a double garage, complete with electric door, lighting and power. The beautifully maintained rear garden is landscaped for ease of upkeep, with a well positioned patio providing an excellent space for outdoor dining and entertaining.

Beaconsfield Cottage offers a high standard of accommodation and early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.



LANDLORDS REQUIREMENTS

- 1. An Assured Shorthold Tenancy for a certain term of 12 months.
- 2. Rent of £2,750 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 £3,173
- 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 £634

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.