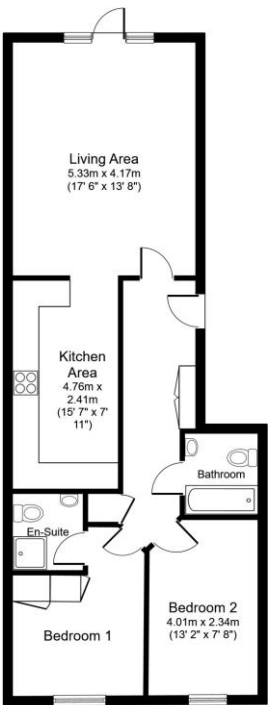




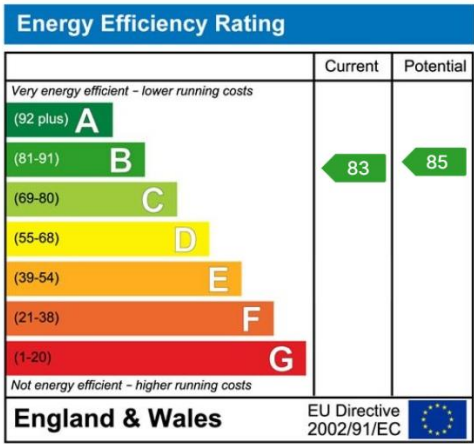
COUNCIL TAX
Band B (from internet enquiry)

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

Details prepared October 2025



NOT TO SCALE For layout guidance only



Wetherby ~ 10 Poppyfields, Deighton Road, LS22 7BB

A particularly well presented 2-bedroom first floor apartment, conveniently situated within this modern development only minutes' walk for the town centre and excellent amenities.

- Spacious open plan living kitchen area with integrated appliances
- 2 bedrooms with built in wardrobes
- Bathroom and en suite shower to bedroom 1
- Balcony to the lounge
- Modern electric radiators and double glazing
- Allocated parking, visitor spaces and communal garden

£895 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
01937 582731
sales@rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

This modern two-bedroom apartment is ideally located within a short walk from Wetherby Town centre and excellent amenities.

The flat is ready to move straight into and features a spacious open plan living/dining/kitchen area at the front with small balcony off the living area. The kitchen is well fitted with wall and base cupboards and comes with integrated applications including oven, microwave hob and hood over, fridge, freezer and dishwasher.

There are two bedrooms one with en suite shower and both bedrooms have built in wardrobes/ storage cupboards.

There is also a modern bathroom with part tiled walls and floor and white three-piece suite including bath, wash basin and toilet.

To the outside there is an allocated parking space as well as visitor parking and a communal garden area with cycle store.

Conveniently situated within a small, well-maintained community, close to the town centre with easy access to Leeds, Harrogate, and York via the nearby A1 motorway.

This sought-after area provides a wide choice of shops, recreational amenities, and schools for all age groups, making it an ideal home for professionals and families alike.



LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £895 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 £1,032
7. We understand mains water, electricity 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 £206

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.