


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 11 Kings Meadow View, LS22 7FX

A modern two-bedroom mid-terrace property available for immediate possession situated on this popular development on the outskirts of Wetherby.

- Two bedroom mid-terrace house
- Lounge
- Kitchen with integrated appliances
- Modern wet room
- Enclosed garden to rear
- Allocated parking
- Available for immediate possession

£850 PER CALENDAR MONTH



MISREPRESENTATION ACT

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THE PROPERTY

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ENTRANCE HALL

With staircase to first floor, radiator.

LOUNGE

4.6m x 3.9m (15'1" x 12'9") overall
With two double glazed windows to rear, two radiators, "living flame" coal effect gas fire, T.V. aerial, telephone point.



KITCHEN

4.2m x 2.2m (13'9" x 7'2")
With double glazed window to front and single rear door leading out to rear garden. Fitted wall and base units, cupboards and drawers, cooker with four ring gas hob, integrated dishwasher and automatic washing machine, stainless steel sink unit with mixer tap, fridge freezer and wall mounted gas boiler.



FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

3.9m x 3.3m (12'9" x 10'9") overall
With double glazed window to rear, radiator, telephone point.



BEDROOM TWO

3m x 2m (9'10" x 6'6")
With double glazed window to rear, radiator, fitted wardrobe.



MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with tiled walls and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

Band B (from internet enquiry)

LANDLORDS REQUIREMENTS

1. Rent of £850 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No pets or smokers other than by prior arrangement.
4. An EPC is available on this property
5. A refundable tenancy deposit £980.00

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

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FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

3.9m x 3.3m (12'9" x 10'9") overall
With double glazed window to rear, radiator, telephone point.



BEDROOM TWO

3m x 2m (9'10" x 6'6")
With double glazed window to rear, radiator, fitted wardrobe.



MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with tiled walls and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

Band B (from internet enquiry)

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FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

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BEDROOM TWO

3m x 2m (9'10" x 6'6")
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MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with tiled walls and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

Band B (from internet enquiry)

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FIRST FLOOR

LANDING

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BEDROOM ONE

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BEDROOM TWO

3m x 2m (9'10" x 6'6")
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MODERN SHOWER ROOM

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TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

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With staircase to first floor, radiator.

LOUNGE

4.6m x 3.9m (15'1" x 12'9") overall
With two double glazed windows to rear, two radiators, "living flame" coal effect gas fire, T.V. aerial, telephone point.



KITCHEN

4.2m x 2.2m (13'9" x 7'2")
With double glazed window to front and single rear door leading out to rear garden. Fitted wall and base units, cupboards and drawers, cooker with four ring gas hob, integrated dishwasher and automatic washing machine, stainless steel sink unit with mixer tap, fridge freezer and wall mounted gas boiler.



FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

3.9m x 3.3m (12'9" x 10'9") overall
With double glazed window to rear, radiator, telephone point.



BEDROOM TWO

3m x 2m (9'10" x 6'6")
With double glazed window to rear, radiator, fitted wardrobe.



MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with tiled walls and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

COUNCIL TAX

Band B (from internet enquiry)

LANDLORDS REQUIREMENTS

1. Rent of £850 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No pets or smokers other than by prior arrangement.
4. An EPC is available on this property
5. A refundable tenancy deposit £980.00

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 £196.00

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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

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VIEWING

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

Details prepared March 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 11 Kings Meadow View, LS22 7FX

A modern two-bedroom mid-terrace property available for immediate possession situated on this popular development on the outskirts of Wetherby.

- Two bedroom mid-terrace house
- Lounge
- Kitchen with integrated appliances
- Modern wet room
- Enclosed garden to rear
- Allocated parking
- Available for immediate possession

£850 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.



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VALUERS

01937 582731

sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

From Wetherby proceeding along Deighton Road turn left into Aire Road, continue for approximately half a mile then turn left at the bus stop onto Ainsty Road and then immediately right into Kings Meadow View where the property is situated at the end of the cul-de-sac on the right hand side identified by a Renton & Parr to let board.

THE PROPERTY

Available for immediate possession this tastefully decorated two bedroom mid-terrace benefits from double glazed windows, gas fired central heating and newly laid carpets, the accommodation in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

With staircase to first floor, radiator.

LOUNGE

4.6m x 3.9m (15'1" x 12'9") overall
With two double glazed windows to rear, two radiators, "living flame" coal effect gas fire, T.V. aerial, telephone point.



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FIRST FLOOR

LANDING

With double glazed window to front.

BEDROOM ONE

3.9m x 3.3m (12'9" x 10'9") overall
With double glazed window to rear, radiator, telephone point.



BEDROOM TWO

3m x 2m (9'10" x 6'6")
With double glazed window to rear, radiator, fitted wardrobe.



MODERN SHOWER ROOM

Fitted with a white pedestal wash basin, low flush w.c., electric shower with tiled walls and non-slip floor covering, double glazed window to front.



TO THE OUTSIDE



Parking space, enclosed garden to rear with garden shed, outside water tap.

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