



Bridge Close | Church Fenton | LS24 9GZ

£1,300 PCM

Unfurnished Three Bedroom Semi-detached House | EPC Rating C | Council Tax Band C (North Yorkshire Council) | Deposit £1500 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor 02 Likely | Outdoor All main operators available as suggested by Ofcom | Broadband ADSL Standard, superfast& ultrafast available as suggested by Ofcom | No smoking | Available Beginning July.

Emsleys | estate agents



*****TUCKED AWAY LOCATION. UNFURNISHED * WELL PRESENTED THROUGHOUT * THREE BEDROOMS* EN SUITE* VIEWS TO REAR*****

This newly decorated unfurnished three-bedroom semi-detached house has views to the rear. The property briefly provides three bedrooms with en-suite to the main bedroom and benefits from gas central heating and PVCu double glazing. There is a modern fitted kitchen, decent size lounge and family bathroom. Off-street parking and an enclosed garden with astro-turf to the rear for ease of maintenance.

Located in a sought-after area, and within of Church Fenton Railway Station. Providing regular services to Leeds (approximately 30 minutes) and York (less than 20 minutes), making it an excellent choice for commuters. Additionally, bus routes connect the village with surrounding towns.

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Available Beginning July.

Viewing highly recommended.

Please Read " BOOK A VIEWING"

Hallway

The front door opens into the hallway with stairs to the first floor and doors to:

Guest W.C 1.52m x 0.61m (max) (5'91" x 2'60" (max))

The Guest W.C has been newly decorated and has a W.C and wash-hand basin.

Kitchen 3.05m x 2.59m (max) (10'26" x 8'06" (max))

This modern kitchen has high and low units with work tops over.

Electric oven and hob with cooker-hood over.

Space for a fridge/freezer and plumbing for a washing machine.

Lounge 5.49m x 4.57m (max) (18'25" x 15'30" (max))

This decent size lounge has been newly decorated and has laminate flooring.

Rear patio doors lead to the rear garden.

Bedroom One 3.05m x 2.62m (max) (10'34" x 8'07" (max))

Overlooking the front of the house, this double bedroom has been newly decorated and is fully carpeted.

First Floor

Bedroom Two 3.35m x 1.83m (max) (11'20" x 6'36" (max))

This single bedroom faces over the rear of the house.

Newly decorated and fully carpeted.

Main Bedroom 3.35m x 2.44m (max) (11'84" x 8'28" (max))

This main bedroom overlooks the rear garden.

Newly decorated and fully carpeted.

Door to:

En-suite Shower room 1.52m x 2.44m (max) (5'12" x 8'18" (max))

This modern shower room is extensively tiled and has a W.C, wash-hand basin, and walk-in modern shower cabinet.

Bathroom 1.52m x 1.83m (max) (5'98" x 6'35" (max))

The family bathroom has been newly decorated and is extensively tiled.

W.C, wash-hand basin, and panelled bath in white.

Exterior

To the front is a small open garden and driveway.

To the rear is an enclosed garden with astro-turf for ease of maintenance.

No Deposit Scheme/ Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service



charge equivalent to just one weeks rent whilst Landlord's will receive 8 weeks protection. Join Reposit today to enjoy faster and cheaper renting.

Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

Book A Viewing

Thank you for your enquiry regarding our rental properties.

To arrange a viewing, please complete our online application form via the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

<https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

What Happens Next?

- Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

- Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

- After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysstateagents.co.uk.

Tenants Information

Tenant charges as per the Tenant Fees Act 2019

- Rent – as set out in the tenancy
- Tenancy deposit – equivalent of 5 weeks' rent or use of Deposit scheme if offered by your landlord (and you have met the eligibility criteria for Reposit).
- Reservation monies – equivalent to one week's rent.
- Payment in the event of a default – such as loss of keys, security device, alarms etc. The tenant will pay the cost of replacement keys or devices including any associated contractor bills and £30 (including VAT) for administration.
- Payment on variation, assignment or novation of a tenancy – £50 (including VAT) per change. For example; change of name such as marriage, divorce or transgender; change of the rent due date; inclusion or exclusion of pets; change for permitted occupiers.
- Payment on early termination of the tenancy – cost of landlord's reasonable fee to re market, plus a £50 administration fee for the Deed of Surrender.
- Payment for Council Tax to the end date of your tenancy.
- Payment for utilities – such as gas, electricity, water, LPG or oil.
- Payment for a television licence.
- Payment for communication services.

Charges for non-assured short hold tenants and licences (contractual agreements):

- Reference fee – £150 (including VAT) per tenancy.
- Right to Rent check (for permitted occupiers) – £50 per occupier. All other charges listed above also apply.
- Referencing on vacation of a property – should a reference be requested from Emsleys Estate Agents' Lettings and Property Management service from a referencing agency or other body, a charge of £50 (including VAT) per tenant will be required in exchange for a reference. We will require proof of a tenant's consent to supply a reference.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

