Elmete Avenue | Sherburn In Elmet | LS25 6EH £1,150 Per Calendar Month

Three bedroom semi-detached house | Council Tax Band C | EPC Rating C| Deposit £1326
No deposit scheme offered /Reposit| No Smoking| Mobile Coverage indoor "Limited" EE, Three & 02 only, Outdoor, all main operators "Likely" as suggested by Ofcom| Broadband-Standard & Ultrafast available as suggested by Ofcom| Minimum 12 months tenancy| Available 1 June.

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UNFURNISHED* THREE BEDROOM* CONSERVATORY* SOLAR PANELS* EPC RATING C* DRIVEWAY* SOUGHT AFTER LOCATION.

This lovely family home set in the village of Sherburn In Elmet offers excellent living accommodation. Briefly comprising; entrance hall, lounge/diner, kitchen and a conservatory to the ground floor level. Three well-appointed bedrooms to the first floor with a family bathroom. With parking to the driveway plus having PVCu double-glazing, solar panels and gas central heating. Excellent location for access to York, Selby and Leeds with M62/A1 close by.

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Broadband-Standard & Ultrafast available as suggested by Ofcom
Available 1 June
Viewing recommended.

Ground Floor

Entrance Hall

Entrance to the property is by an external door to the front aspect and opens up into the entrance hall. PVCu double-glazed window to the front aspect, central heating radiator, telephone point, staircase to the first floor landing and a door to the kitchen.

Lounge 4.34m x 3.28m (14'3" x 10'9")

Decent size room with a marble effect surround and hearth, coving to the ceiling, television point, central heating radiator, PVCu double-glazed window to the front aspect and opening up into the dining area.

The gas fire is not useable and will be removed and the mantlepiece made good in due course.

Dining Area 2.80m x 2.63m (9'2" x 8'8")

Coving to the ceiling, central heating radiator and French doors leading out into the conservatory.

Conservatory

PVCu double-glazed windows and PVCu French doors leading to the rear garden.

Kitchen 2.62m x 2.54m (8'7" x 8'4")

Fitted with base and wall units with work surfaces over and one and a half bowl sink and drainer unit with mixer tap over. Electric double oven, gas hob with stainless steel extractor hood overhead. Space for a washing machine, space for a dryer, space for a fridge, space for a freezer and space for a dishwasher. Under stairs storage cupboard, PVCu double-glazed window to the rear aspect and an external door to the rear garden.

First Floor

Landing

PVCu double-glazed window to the side aspect, access to the loft space and doors to:

Bedroom 1 3.56m x 2.86m (11'8" x 9'5")

Central heated radiator, coving to the ceiling, television point and a PVCu double-glazed window to the front aspect.

Bedroom 2 3.51m x 3.10m (11'6" x 10'2")

A good sized double bedroom located to the rear of the property, central heating radiator, coving to the ceiling and a PVCu double-glazed window.

Bedroom 3 2.67m max x 2.36m (8'9" max x 7'9")

Built-in overhead storage cupboard, PVCu double-glazed window, coving to the ceiling and a central heating radiator.

Bathroom

Three piece suite consisting; a unit housed low flush WC, straight panelled bath and a vanity wash hand basin. Heated towel rail, coving to the ceiling and a PVCu double-glazed window.

External

Low maintenance front garden with recently laid driveway for off-street parking
To the rear is low maintenance which has had new flags laid.
The Garage is not useable and not included within the rental.

Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the 2nd right onto Low Garth Link, then the 2nd right onto Low Garth Road and follow the road around to the left onto Carr Avenue. Take the first left onto Elmete Avenue where the property can be clearly identified by the Emsleys for sale board.

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.

No Deposit Scheme /Reposit Offered

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.emsleysestateagents.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@emsleysestateagents.co.uk.

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.

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