



Saxton ~ 26 Dam Lane, LS24 9QF

£1,400 pcm

An attractive and deceptively spacious three bedroom mews cottage, tastefully presented throughout and enjoying a pleasant position in this popular and unspoilt village between Tadcaster and Sherburn in Elmet. Landscaped gardens, garage and private parking. Available from the 1st September 2026.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



**Renton
& Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950



Property Description

26 Dam Lane is an attractive and deceptively spacious three bedroom mews cottage, pleasantly positioned close to the centre of this ever-popular and unspoilt village. Saxton remains a highly regarded rural community, home to its own well-regarded primary school and conveniently located between Tadcaster and Sherburn in Elmet, offering an appealing balance of village charm and commuter convenience.

The property is tastefully decorated throughout and benefits from gas fired central heating, double glazing and internal oak doors.

An inviting entrance porch leads into a light and spacious lounge with laminate wood-effect flooring, electric stove, ceiling cornice, two modern radiators and a useful under-stairs storage cupboard. The well-fitted kitchen provides a range of wall and base cupboards and drawers, illuminated display cabinet, worktops with splashback and a one-and-a-quarter bowl sink with mixer tap. Integrated cooker, hob and extractor hood are included along with freestanding dishwasher, fridge-freezer and washing machine. A rear door opens directly into the garden.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom sits to the front of the property and enjoys a lovely open aspect, there is a second double bedroom and a third smaller room for use as a single bedroom, study or dressing room. A walk-in airing cupboard on the landing houses the gas-fired central heating boiler. The accommodation is served by a modern, stylish four-piece bathroom comprising a shaped bath, vanity wash basin with cupboard under, low-flush WC and separate shower cubicle, complemented by part-tiled walls and a heated towel rail.

Outside, the property enjoys an attractive part-walled front garden with wrought-iron hand gate, flagged path and patio, gravelled areas and ornamental planting, together with pleasant views across to the church. To the rear lies an enclosed, landscaped split-level garden with patio area and raised lawn, providing an ideal space for outdoor dining and relaxation. A shared gravel driveway beneath the archway leads to a forecourt with single garage and private parking space for one car at the rear.

LANDLORD'S REQUIREMENTS

An Assured Periodic Tenancy.

Rent of £1,400 per calendar month, payable monthly in advance.

A credit check and references are required.

An EPC is available on this property

A refundable tenancy deposit £1,615

We understand mains water, electricity, gas and drainage are connected.

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 £323

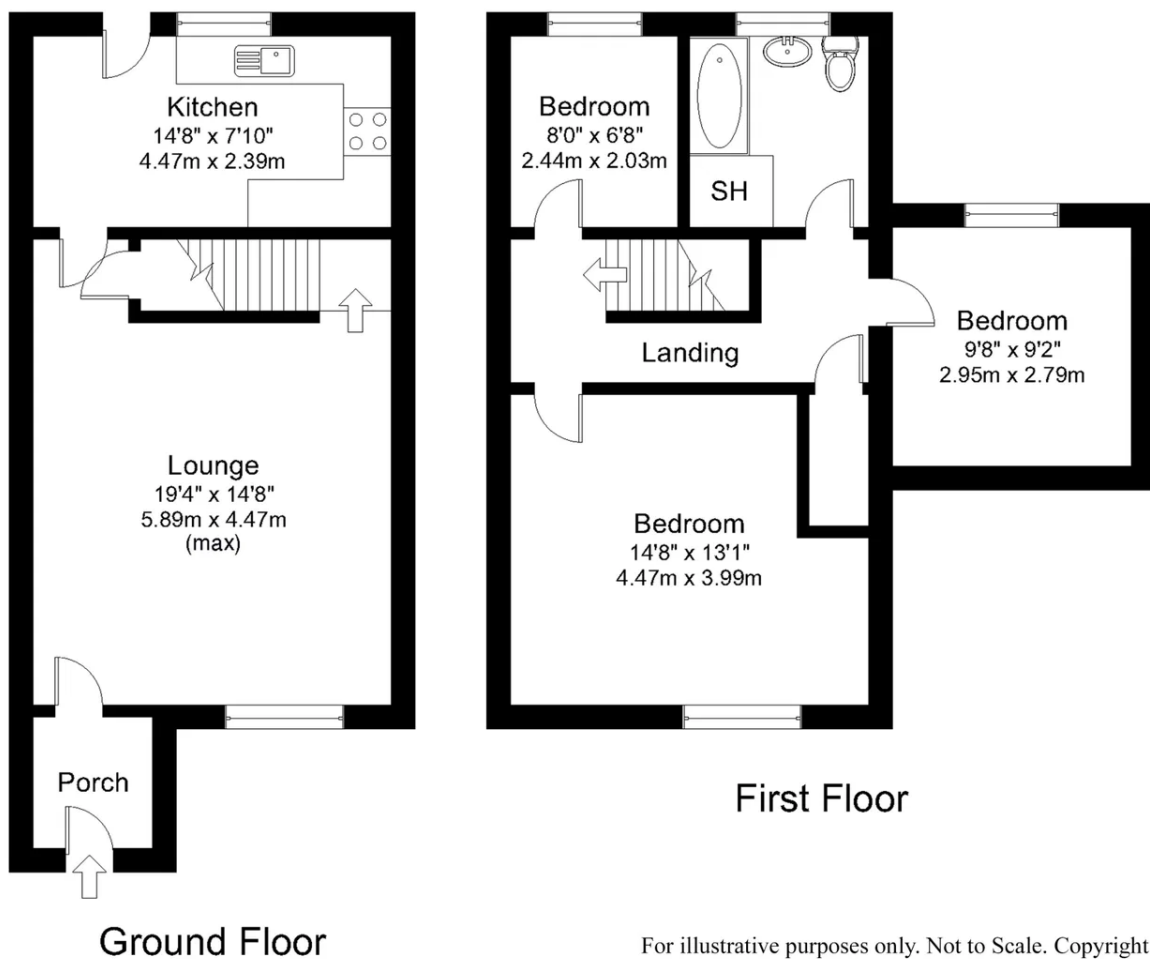
During The Tenancy payable to the Agent/ landlord

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

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.



SERVICES

We understand mains water, oil, electricity, and drainage are connected.

VIEWINGS

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

MISPREPRESENTATION ACT

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