Kirkgate | | LS25 6BL

£990 PCM

Unfurnished Two Double Bedroom Semi-Detached Dormer Bungalow| EPC Rating C | Council Tax Band B | No smokers | Deposit £1142.30| No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor 02 Likely | Outdoor All main operators available as suggested by Ofcom | Broadband ADSL.Standard & Ultrafast available as suggested by Ofcom | Available Now

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***Unfurnished Two Double Bedroom Semi-Detached Dormer Bungalow * Driveway parking for two cars * EPC C * Large Kitchen/dining room & additional utility room *Walking distance of the Town Centre ***

Located within this ever popular village of Sherburn-in-Elmet, this well presented semi-detached dormer bungalow on Kirkgate features two well-proportioned bedrooms, making it an ideal choice for couples, small families with a driveway with parking for two cars. The house comprises: to the ground floor a hallway, good size lounge, large kitchen/dining room. utility room and guest WC. To the first floor are two double bedrooms and family bathroom. All rooms have been newly decorated and have modern fittings

This property presents a wonderful opportunity to enjoy living in a well-connected village, with easy access to nearby Leeds and Yorks with their vibrant city life.

EPC Rating C

Council Tax Band B (Selby/ North Yorkshire Council)

No smokers,

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Mobile Coverage: Indoor 02 Likely | Outdoor All main operators available as suggested by Ofcom.

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Available Now

Viewing highly recommended.

Please Read " BOOK A VIEWING"

Hallway

The entrance door leads into the hallway with doors to:

Lounge 6.10m x 3.66m (max) (20'46" x 12'22" (max))

This large lounge has been newly decorated and is fully carpeted.

There is a storage cupboard housing the consumer unit,

A double glazed widow to the front and rear elevation and two central heating radiator.

Open staircase leading to the first floor.

Kitchen/dining room 4.27m x 2.97m (max) (14'24" x 9'09" (max))

This good size kitchen/dining room has been newly decorated and has modern wooden flooring. Wooden shaker-style wall and base units, a roll-edge laminate worktop, a newly fitted built in oven and gas hob with extractor fan over.

Tiled splash-back, one and a half stainless steel sink with chrome taps over, space for a freestanding fridge/freezer

A central heating radiator and a door which leads into;

Utility Room 1.52m x 1.52m (max) (5'47" x 5'37" (max))

Newly decorated and with wooden flooring to match the kitchen.

Wall and base units to match the kitchen, roll-edge laminate worktop, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and dryer.

Central heating boiler, and central heating radiator and a door which leads into the guest WC and a double glazed external door which leads out to the rear pathway.

Guest WC 1.52m x 0.91m;1.83m (max) (5'48" x 3;06" (max))

Newly decorated and wooden flooring to match the kitchen and utility area.

An obscure double glazed window to the rear elevation

White WC, wash hand basin and a central heating radiator.

First Floor Landing

From the lounge the staircase leads to the first floor landing that has been newly decorated and fully carpeted.

Doors lead to:

Bedroom One 5.64m x 3.02m " (max) (18'06" x 9'11 " (max))

Newly decorated and fully carpeted.

A double glazed window to the front elevation, sun tunnel to the ceiling and a central heating radiator.

Bedroom Two 4.57m x 1.83m (max) (15'62" x 6'37" (max))

Newly decorated and fully carpeted.

A double glazed window to the front elevation, a central heating radiator and a door which leads into a cupboard with space for storage.

Bathroom 1.52m x 1.83m (max) (5'20" x 6'36" (max))

Newly decorated with vinyl floor .

A port window to the ceiling and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel path with a mains shower above and a glass shower screen, a central heating radiator and fully tiled around the bath.

Exterior

To the side is a tarmac driveway with parking space for two cars.

To the rear of the house is gated pathway.

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 Offered /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

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

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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