



#### TENURE

Freehold

#### COUNCIL TAX

Band E (from internet enquiry)

#### SERVICES

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

#### VIEWING

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

#### LANDLORDS REQUIREMENTS

- Rent of £2,650 per calendar month, payable monthly in advance.
- A credit check and references are required.
- No pets or smokers other than by prior arrangement.
- An EPC is available on this property
- A refundable tenancy deposit £3057
- 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 £611 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

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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.



## Bramham ~ Carlton Cottage, Tenter Hill, LS23 6QZ

This charming 4 bedroom, Grade II listed period property has been sympathetically refurbished throughout, blending its character with modern comforts. Nestled in a quiet position in this highly favoured village the home offers easy access to picturesque countryside walks while remaining conveniently located for commuting further afield via the A1(M).

- Elegant period property beautifully modernised throughout
- Four double bedrooms
- Generous house bathroom and en-suite to principal bedroom
- Stunning kitchen with comfortable dining area
- Lounge with impressive fireplace
- Private enclosed courtyard and carport parking
- New timber sliding sash double glazed windows

**£2,650 PER CALENDAR MONTH**



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

[sales@rentonandparr.co.uk](mailto:sales@rentonandparr.co.uk)  
[rentonandparr.co.uk](http://rentonandparr.co.uk)

All-round excellence, all round Wetherby since 1950



#### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- 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.
- 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.



## Property Description

Sympathetically modernised and fully refurbished this charming Grade II listed period property is skilfully arranged over three floors, offering beautifully presented living accommodation in excess of 2,000 sq. ft. The property benefits from large cellar rooms, providing additional storage with the potential for further development or conversion (subject to the necessary consents).

To the ground floor a spacious entrance hall with charming original Yorkshire stone flooring and a return staircase leading to the first floor. The hall features attractive wall panelling, newly fitted timber sliding sash window to the front with fitted shutters and useful under stair storage. The superb open-plan kitchen and dining area is a standout feature, boasting shaker-style wall and base units, cupboards and drawers. The kitchen is finished with attractive quartz worktops and matching upstands, with impressive central island and inset sink unit. Quality integrated appliances include a Bosch dishwasher, induction hob with extractor, oven and microwave oven and a 70/30 split fridge freezer. An original cast-iron fireplace and exposed ceiling timbers add a touch of history to this elegant period property. The stone flag flooring flows seamlessly into the generous dining area which has ample space for a dining table and chairs and features newly fitted windows overlooking the rear elevation.

The lounge is another highlight, featuring a striking cast-iron fireplace with bold stone mantel above, exposed brick inset and a tiled hearth. The heavy ceiling timbers enhance the rustic charm, with a rear window and door leading out to the private courtyard. Additionally, there is a downstairs toilet off the hallway and steps leading down to useful cellar rooms.

To the first floor, a double turn staircase leads to a spacious landing with exposed original ceiling timbers, decorative wall panelling and an archway leading to bedroom four or home office, along with further storage. The luxurious house bathroom boasts quality sanitary ware including a freestanding bath, high-flush WC, vanity wash basin and a generous walk-in shower cubicle with tiled walls. A large window to the rear allows natural light to fill the room.

On the second floor, three double bedrooms are revealed. The principal bedroom features a built-in wardrobe, original cast-iron feature fireplace and internal door leading to a luxury en-suite shower room with underfloor heating.

To the outside, quietly positioned on this highly sought-after street within the historic village of Bramham, "Carlton Cottage" enjoys secure carport parking as well as on-street parking available. The property features an enclosed private courtyard finished with Indian stone flagging ideal for outdoor entertaining and 'al-fresco' dining. There is also a useful storage area housing the gas boiler.

