



Low Street | Sherburn In Elmet | LS25 6BB

£1,200 Per Calendar Month

Unfurnished Three Double Bedroom End Terrace | EPC Rating tbc | Council Tax Band B | No smokers,  
Deposit £1384 | 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

**Emsleys** | estate agents



\*\*\*Unfurnished Three Double Bedroom End Terrace\* Modern Décor \* Central location\* Courtyard Garden\*\*\*

Located close to the centre and amenities of Sherburn-In- Elmet. This delightful well-proportioned end terrace house over two storeys offer great family accommodation. Boasting three double bedrooms, stylish bathroom and a lounge, dining room and modern kitchen. Additionally, being close to Sherburn-In-Elmet and its amenities ensures that you have everything you need right at your doorstep. One of the highlights of this home is its courtyard. There is unrestricted on street parking.

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Viewing highly recommended.

Please Read " BOOK A VIEWING"

### Lounge 4.19m x 3.35m (max) (13'09" x 11'75" (max))

From the front entrance door, the house opens to the lounge.

With modern decor and laminate flooring.

A feature wood burner inset into the chimney breast.

### Dining Room 3.66m x 3.66m (max) (12'50" x 12'64" (max))

The dining room has modern decor and laminate floor.

Feature open brick fireplace.

### Inner Hallway

### Cellar

From the middle hallway stairs lead to this usable cellar for storage.

Central heating radiator and utility meters.

### Kitchen 2.74m x 5.08m (max) (9'41" x 16'08" (max))

This modern kitchen has high and low units extensively tiled.

Electric oven and hob with cooker-hood over.

Freestanding fridge/freezer and washing machine are provided but will not be repaired or replaced if they break down.

### First Floor

### Bedroom One 3.35m x 3.66m (max) (11'83" x 12'90" (max))

This double bedroom overlooks the front of the house.

Modern decor with feature panelling and laminate flooring.

Freestanding wardrobes.

### Bedroom Two 2.74m x 2.74m (max) (9'23" x 9'18" (max))

This double bedroom overlooks the rear of the house.

Modern decor and fully carpeted.

### Bathroom 2.74m x 1.52m (max) (9'35" x 5'93" (max))

This good size modern family bathroom is extensively tiled with a vinyl floor.

Wash-hand basin mounted on the head of the stairs, W.C and panelled bath with double shower over and shower screen.

### Second Floor

### Bedroom Three 3.66m x 3.05m (to eaves) (12'39" x 10'12" (to eaves))

This double bedroom is on the second floor.

The room has two velux windows bringing lots of light into the room.

There is a built in storage cupboard.

### Outside

To the front of the house is a small, enclosed garden and to the rear is a paved enclosed courtyard.

There is unrestricted on street parking.

### 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

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

### 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 remarket, 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.

### Book A Viewing

To arrange a viewing, please complete our online application form via the 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.





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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.

