



Germain Close | | YO8 8SA

£895 PCM

Unfurnished End Townhouse | Two Bedroom | EPC Rating C | Council Tax Band B | Min 12 months tenancy | No Deposit Scheme Offered/Reposit | Deposit £1032 | A pet Considered with an increase rent of £50 per month | Broadband standard, superfast and ultrafast available as suggested by Ofcom | Mobile Indoor, Limited . Outdoor. Likely EE, Three, O2 suggested by Ofcom | Driveway | No Smoking Available Mid -December

Emsleys | estate agents





\*\*\*SOUGHT AFTER LOCATION \*\* TWO BEDROOM \* MODERN FITTINGS \* GARDEN AND PRIVATE DRIVEWAY\*\*\*

This unfurnished two bedroom end-Townhouse is located in the popular town of Selby with good commuter links to M62 to the south, A64 to the north and the A1 to the west and a direct train service to London, York, Leeds, Hull and Doncaster.

The property benefits from double-glazing and gas central heating. The accommodation comprises to the ground floor: hallway, lounge, a modern dining/kitchen and patio doors leading to the rear garden.. To the first floor there are two bedrooms and a modern bathroom with a three-piece suite comprising; a panelled bath with shower over, wash hand basin and W.C. To the outside there is garden area to the rear and driveway to the front for parking of a car.

EPC Rating C

Council Tax Band B (North Yorkshire Council)

Min 12 months tenancy

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Deposit £1032

A pet considered with additional rent £50 per month

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Available Mid December

Must View House!

### Hallway

From the front entrance door, the hallway has stairs leading to the first floor and doors to:

**Guest W.C 1.52m x 0.99m (max) (5'42" x 3'03" (max))**

The guest W.C has a wash hand basin and WC.

**Lounge 3.96m x 2.74m (max) (13'93" x 9'98" (max))**

From the hallway, this good size lounge faces over the front of the house.

Neutral decor and fully carpeted.

**Kitchen/Dining 2.13m x 3.96m (max) (7'88 x 13'55" (max))**

To the rear is the kitchen/dining room with modern high and low unit with worktop over.

Vinyl flooring and tiled splashbacks.

Built-in electric oven and gas hob with cooker hood over.

Space for small dining table and PVCu patio doors lead to the rear garden.

A washing machine and freestanding fridge/Freezer are supplied but will not be repaired or replaced if they breakdown.

### First Floor

**Bedroom One 3.66m x 3.96m (max) (12'26" x 13'41" (max))**

Facing over the front of the house, this double bedroom is fully carpeted and has modern decor.

**Bathroom 1.83m x 1.83m (max) (6'29" x 6'19" (max))**

This modern white bathroom suite has a wash hand basin, W.C and panelled bath with a shower over and shower curtain.

**Bedroom Two 2.74m x 1.83m (max) (9'63" x 6'91" (max))**

Facing over the garden, this large single bedroom is fully carpeted and has modern decor.

### Outside

To the front of the house is a driveway for the parking.

To the rear is an enclosed garden.

### A Pet Considered

A pet considered with an additional rent of £50 per month.

### 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. 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.

### 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. (not applicable to this letting)
- Payment for utilities – such as gas, electricity, water, LPG or oil. (not applicable to this letting))
- Payment for a television licence. (not applicable to this letting)
- 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

If you wish to view the property, please use the link below and complete the application form:

<https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

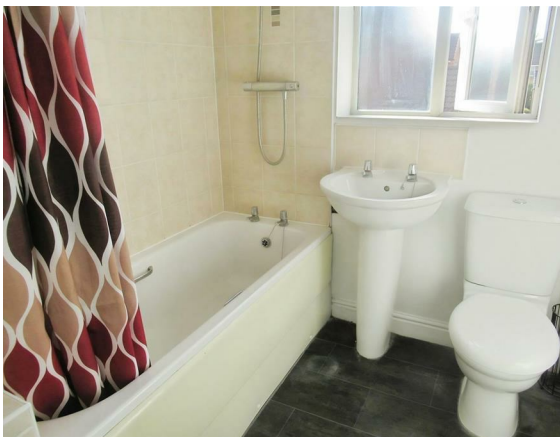
- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:

<https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
- The information given on your viewing application must be the same as that confirmed by the referencing company. Your reservation fee is at risk if any false information is given or information is omitted from your application form.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
- On the check in day all tenants will need to attend the office to sign and receive paperwork. You will need to bring the originals of your ID for us to view.
- We will hand you the keys to your New Home

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.







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.

