22 Fairfield Link | Sherburn In Elmet | LS25 6LT

£695 PCM

FURNISHED ROOM IN A MODERN HOUSE| BILLS & COUNCIL TAX INCLUDED & INTERNET

Emsleys | estate agents

***FURNISHED ROOM* ALL BILLS INCLUDED* MODERN HOUSE* SHARED KITCHEN & BATHROOM* SHARED GARDEN* SINGLE PERSON ONLY**

A rare opportunity to rent a room in this modern semi-detached house in this popular residential area of Sherburn- in-Elmet. There are four bedrooms within the house who share the kitchen and bathroom facilities. A shared lounge and rear garden laid to lawn. To the front of the house is view over the park

All bills are included. The room cannot be let to couples but it's ideal for a single person.

EPC Rating B

All bills included & internet.

No smoking

Deposit £801

No Deposit Scheme Offered/Reposit

Mobile Coverage: Indoor; Good for EE and Vodafone and outdoor Good for all networks as suggested by Ofcom.

Broadband; standard, superfast & ultrafast as suggested by Ofcom (included in the rent)

Available Now

PLEASE READ "BOOK A VIEWING"

Bedroom 3.35m x 4.57m (max) (11'81" x 15'89" (max))

To the first floor the fully furnished double bedroom has a dressing area and views of the central green.

Shared Facilties

There are four room within the house that share the kitchen with appliances and dining table.

There is a shared lounge with doors leading to the rear enclosed garden.

There are three rooms that share the bathroom.

There is a guest W.C to the ground floor .

To the first floor is the main bathroom with W.C, Wash hand basin , bath with shower over and heated towel ladder.

All the facilities are in very good order and the landlord has the common parts regularly cleaned.

Parking is available on street.

Bills

All the utility bills , council tax and water rates are included within the rent.

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.

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 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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