



Boston Spa ~ 3 St Marys Vale, LS23 6FW

£2,000 pcm

A striking four double bedroom semi-detached family home, built in recent years by the respected local developer Park Lane Homes and finished to a high standard throughout. Ideally located just minutes' walk from excellent village amenities, including bars and restaurants. Available for immediate possession.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950



A striking four double bedroom semi-detached family home, built in recent years by respected local developer Park Lane Homes and finished to a high standard throughout. Neutrally decorated, the property benefits from double-glazed windows, gas-fired central heating, solar panels and underfloor heating across the entire ground floor. The accommodation briefly comprises:-

A light and welcoming entrance hall with understairs storage and downstairs WC gives access to a front-facing lounge enjoying pleasant aspects. To the rear, a generous dining kitchen provides an excellent everyday living space with double patio doors opening onto the beautifully maintained garden. The kitchen features shaker-style units with laminate worktops and integrated appliances including oven, grill, 70/30 fridge freezer, gas hob with extractor, dishwasher and stainless-steel sink set beneath a rear window. Tiled flooring continues into the adjoining utility room, fitted with further units, additional sink and plumbing for laundry appliances, with a side door leading to the undercover parking area and driveway extending to the garage.

To the first floor, a central landing serves four double bedrooms. The principal bedroom includes wardrobes and a modern en-suite with Villeroy & Boch sanitary ware. Bedrooms two and three are comfortable doubles with rear-facing windows, bedroom two also having a wardrobe in situ. Bedroom four is currently arranged as a home office with fitted shelving. A well-appointed house bathroom completes the accommodation, offering bath with shower handset, vanity wash basin, low-flush WC and separate walk-in shower.

To the outside, the property forms part of an exclusive modern development just off Boston Spa High Street. The front garden is neatly tended with block-paved approach, while a gated tarmac driveway leads to undercover parking and a separate garage with electric roller door, lighting and power. The rear garden is a particular feature, laid mainly to lawn with raised beds, fenced boundaries, hardstanding for a greenhouse, outside tap and a generous patio accessed directly from the dining kitchen.

LANDLORD'S REQUIREMENTS

1. An Assured Periodic Tenancy.
 2. Rent of £2,000 per calendar month, payable monthly in advance.
 3. A credit check and references are required.
 - 4 An EPC is available on this property
 - 5 A refundable tenancy deposit £2,307
 - 6 We understand mains water, electricity, gas and drainage are connected.
 7. 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 £461

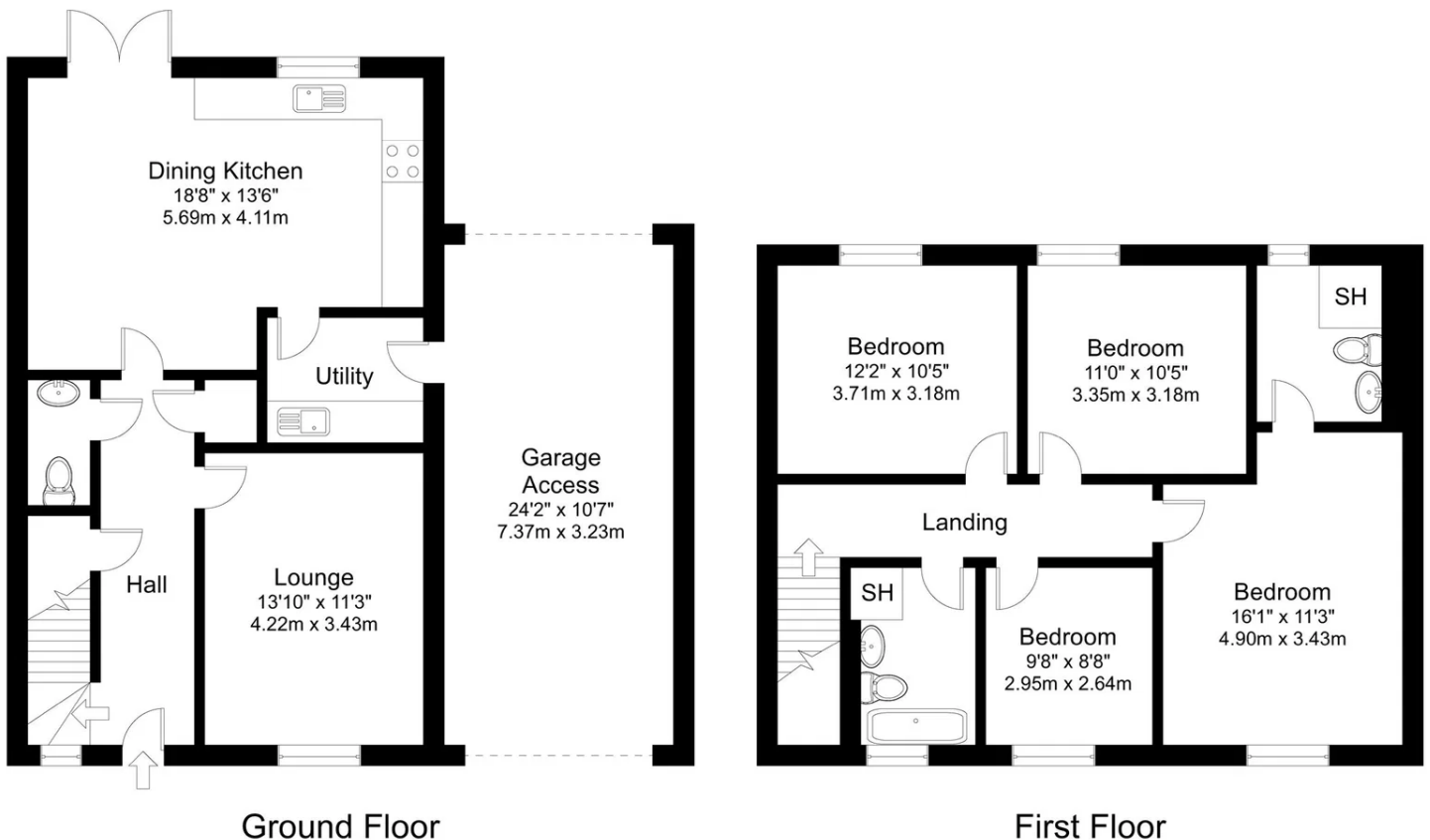
During The Tenancy payable to the Agent/ landlord

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

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.



SERVICES

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

VIEWINGS

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

MISREPRESENTATION ACT

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

1. 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.
2. 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.
3. No person in the employment of Renton & Parr Ltd has authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 