



## Wetherby, Wentworth Gate, LS22

**£2,400 pcm**

Enjoying a much sought after location on this established development off Spofforth hill this spacious and well proportioned three bedroom detached bungalow has been carefully modernised and professionally decorated throughout. Now boasting a brand new fitted kitchen with integrated appliances and a tastefully appointed house bathroom.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



## Property Description

Enjoying an enviable position on the edge of this established and highly regarded residential development off Spofforth Hill, this spacious and well-proportioned three double bedroom detached bungalow has been carefully modernised and professionally decorated throughout.

The property now boasts a brand new fitted kitchen with quality integrated appliances and a tastefully appointed house bathroom, offering stylish, "turn key" accommodation. A rare rental opportunity, the bungalow enjoys an open aspect over farmland to the rear, providing a wonderful sense of privacy and far-reaching views. The accommodation in further detail comprises:-

A welcoming entrance hall offers cloak storage, a guest WC and access to the integral double garage. From the entrance hall, a generous L-shaped lounge and dining area features a large bay window to the front, creating a bright and inviting living space, while a doorway leads through to the newly fitted high-end kitchen. The kitchen is finished with quartz work surfaces and provides a comprehensive range of wall and base units, complemented by integrated AEG appliances including a fridge-freezer, dishwasher, double oven, induction hob and extractor.

All three bedrooms are well-proportioned doubles and are served by a beautifully finished house bathroom featuring a contemporary white suite. Bedroom two benefits from direct access to a spacious conservatory, which enjoys patio doors opening onto the private rear garden and uninterrupted views across the adjoining farmland, providing an ideal space for relaxing or entertaining.

To the outside, the property enjoys a generous resin drive for parking multiple vehicles which serves access to double garage. A neat level lawn to front with dwarf wall to the front, hand gate to the side reveals a private rear garden and field views.

Further recent upgrades include a newly installed gas-fired central heating boiler and heating system together with a full rewire, ensuring comfort and efficiency throughout. This is an exceptional opportunity to rent a thoughtfully upgraded bungalow in a sought-after location, combining modern living with a delightful semi-rural outlook. Available for immediate occupation.

## LANDLORD'S REQUIREMENTS

1. Rent of £2,400 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. Pets considered subject to prior agreement.
4. An EPC is available on this property
5. A refundable tenancy deposit £2769
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 £553

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.



Deposit: £2,769

### 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

