

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £196

During The Tenancy payable to the Agent/ landlord

Payments of £50 + VAT (£60 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.

VIEWING

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

Details prepared December 2024



Wetherby ~ 12 Leconfield Court, LS22 6TY

A recently improved deceptively spacious second floor apartment with newly fitted kitchen and bathroom suite, overlooking beautiful landscaped communal gardens to front. Situated on the western fringe of this ever-popular market town with ease of access via road and motorway network links for commuting further afield.

- Excellent proportioned rooms, recently decorated throughout
- New fitted kitchen with both integrated and free-standing appliances included
- New bathroom suite, Separate toilet
- Ground floor garage and useful integral store room
- Communal gardens and additional parking to front

£850 PER CALENDAR MONTH

MISREPRESENTATION ACT

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

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 any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

DIRECTIONS

Travelling from Wetherby Market Place, towards Harrogate continue up Spofforth Hill past Chatsworth Drive and Leconfield Court is the next turning on the left.

THE PROPERTY

This top floor apartment enjoys arguably one of the most favourable positions within the development overlooking communal gardens to front, together with double glazed windows, electric heating, brand new fitted kitchen and bathroom suite.

The accommodation in further detail comprises :-



ON THE GROUND FLOOR

ENTRANCE HALL

With entrance portico and bin store, together with private garage and store room off. Entrance door and staircase leading to :-

FIRST FLOOR

COMMUNAL LANDING

With further door to rear garden and private postal boxes.

Continuing staircase leads to :-

SECOND FLOOR LANDING

With window overlooking rear aspect, electric meters and fuse box.

PRIVATE ENTRANCE HALL

Security intercom system, decorative ceiling cornice, night storage heater, airing cupboard, insulated hot water tank, immersion heater, wall light and second night storage heater. Access to roof space.

LOUNGE

17' 4" x 16' (5.28m x 4.88m)

An "L" shaped room offering a light and airy space with bay window to front, enjoying pleasant aspect over communal gardens, decorative ceiling cornice, two night storage heaters, fitted with Virgin media T.V. aerial cable, telephone point.



KITCHEN

10' 11" x 7' 10" (3.33m x 2.39m)



A fitted kitchen comprising contemporary white wall and base units and drawers, with soft close hinges, integrated appliances including fan assist oven with three ring ceramic hob and stainless steel extractor above, tiled splash back, inset stainless steel sink with mixer tap and slimline dishwasher, free-standing fridge freezer, space

and plumbing for Bosch washing machine, wood effect laminate work tops with matching up stands, double glazed window to rear, extractor fan, wood effect floor covering.

BEDROOM ONE

13' x 12' (3.96m x 3.66m)

Double glazed window to front, fitted wardrobes to one side, cupboard space above, night storage heater, decorative ceiling cornice.



BEDROOM TWO

11' 5" x 10' (3.48m x 3.05m)

Double glazed window to rear, fitted wardrobes with cupboard space above, decorative ceiling cornice.

HOUSE BATHROOM

9' x 5' 6" (2.74m x 1.68m)

Fitted with modern white suite comprising panelled bath, separate shower cubicle with wall mounted electric Mira shower, feature blue pedestal wash basin with new taps, part tiled walls, wall hung chrome heated towel rail, double glazed window to rear, double shaver socket, decorative ceiling cornice.



SEPARATE W.C.

Double glazed window to rear, modern white low flush w.c., decorative ceiling cornice.

TO THE OUTSIDE

Sweeping driveway access leads to ample communal car parking area and large landscaped communal garden grounds with central lawn and mature shrubbery.



INTEGRAL GARAGE

18' 10" x 9' 2" (5.74m x 2.79m)

With manual up and over door, light and power laid on.

USEFUL PRIVATE STORE

11' x 10' 8" (3.35m x 3.25m) (to widest point)

Light and power laid on.

COUNCIL TAX

Band C (from internet enquiry)

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £850 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No pets or smokers other than by prior arrangement.
5. An EPC is available on this property
6. A refundable tenancy deposit £980
7. We understand mains water, electricity, and drainage are connected.
8. 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