



COUNCIL TAX
Band G (from internet enquiry)

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

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

Details prepared June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



Wetherby ~ 10 Wentworth Street, LS22 6BH

This stunning five-bedroom, three-bathroom executive family home is located on the highly favoured Bellway Homes development just off Spofforth Hill. The property is part furnished and available from 4th August.

- Stunning modern family home
- Five bedrooms, three bathrooms
- Sensational open plan living dining kitchen
- Spacious lounge with wood burning stove
- Separate dining room and utility room
- Integral double garage and enclosed private gardens
- Beautifully presented throughout
- Pets considered subject pet rent (£25pcm per pet)
- Highly favoured residential development off Spofforth Hill
- Available from 4th August 2025

£3,750 PER CALENDAR MONTH



**Renton
& Parr**

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Renton & Parr are delighted to offer to the rental market this beautifully appointed and generously proportioned five double bedroom detached family home, situated on one of the town's most highly regarded and sought after developments, built by Bellway Homes in recent years. This modern home is finished to an exceptional standard throughout, offering contemporary living in a peaceful and family friendly setting. The accommodation in further detail comprises:-

To the ground floor, upon entering through a modern composite front door with obscure glazed side panel, an impressive entrance hallway welcomes you with luxury vinyl tile flooring that flows seamlessly through much of the ground floor accommodation. A bespoke under stairs storage solution and stylish downstairs W.C. add practicality.

At the heart of the home is a superb open plan living dining kitchen, the perfect space for entertaining and family life. The kitchen is comprehensively fitted with a stylish range of "Shaker style" wall and base units, glass fronted display cabinets, striking granite work surfaces with matching upstands and Belfast sink unit. A large central island with shaped oak breakfast bar provides a sociable space to dine or work. Quality integrated appliances include a full height fridge and separate freezer, dishwasher and a Leisure range cooker with five ring gas hob, griddle and extractor over. Just off the kitchen is a light and spacious living area with bi-folding doors that flood the space with natural light and provide access to the rear garden. A useful utility room with matching units, plumbing for washing machine and tumble dryer and housed gas boiler offers direct access to the integral double garage. There is a formal dining room to the rear which enjoys views of the garden via patio doors. A separate, beautifully decorated lounge to the front features a striking exposed brick fireplace with heavy oak mantle and wood burning stove.

To the first floor, the spacious landing provides access to a practical loft space and an airing cupboard housing the pressurised cylinder. The principal bedroom is fitted with built in wardrobes and enjoys a luxurious en-suite shower room. A second double bedroom also benefits from en-suite facilities. While bedrooms three, four and five are all good-sized doubles and are serviced by a stylish house bathroom, complete with contemporary white suite, vanity unit, and large walk-in shower.

To the outside, occupying a prominent position within this exclusive development the property boasts a generous block paved driveway with ample off street parking for several vehicles and direct access to the double garage. The front facing windows enjoy a pleasant outlook across a well maintained communal green space with mature planting and seating areas.

To the rear, a spacious block paved patio area, complete with pergola provides the ideal spot for al fresco dining and outdoor entertaining, with a mature leafy outlook offering privacy and tranquillity. This family home is available to rent from the 4th August 2025.

LANDLORDS REQUIREMENTS

- 1. An Assured Shorthold Tenancy for a certain term of 12 months.
- 2. Rent of £3,750 per calendar month, payable monthly in advance.
- 3. A credit check and references are required.
- 4. Pets acceptable subject to prior consent and pet rent agreement of £25 pcm (per pet).
- 5. An EPC is available on this property
- 6. A refundable tenancy deposit £4,326
- 7. We understand mains water, electricity, gas 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

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

Holding Deposit: 1 Week's Rent equalling £865

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.

