

Before the Tenancy Starts payable to Holroyd Miller ‘The Agent’

Holding Deposit: 1 Weeks rent equalling £253.00

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

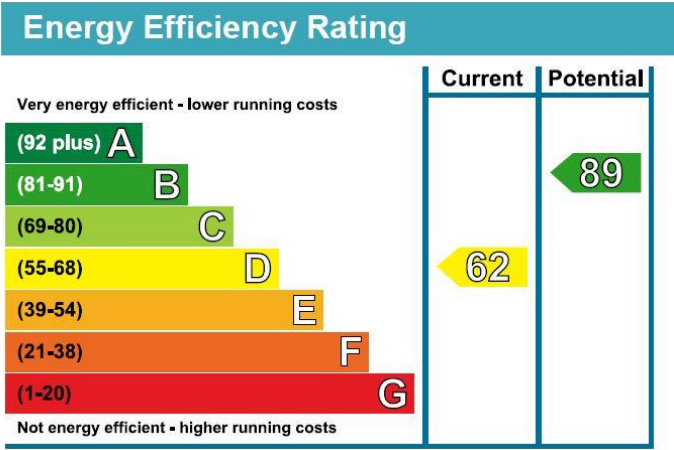
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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



Wetherby ~ 1 Barleyfields Mews, LS22 6PT

A well presented and modernised two bedroom semi-detached house excellently located within minutes walk to the centre of Wetherby. Perfectly placed for schools, shops, bars and restaurants, as well as ease of access to the A1/M1 for commuting further afield.

- Modernised two bedroom semi-detached house
- Modern kitchen
- Stylish bathroom suite
- Low maintenance gardens to front and rear
- Allocated parking
- Available immediately
- Minutes walk to shops, bars and schools
- Pets allowed (subject to pet rent of £25 pcm per pet)

£1,100 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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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rentonandparr.co.uk

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

Leaving Wetherby along North Street, head over the mini roundabout taking your second left onto Barleyfields Lane. First right onto Barleyfields Mews, where the property is identified by a Renton & Parr to let sign.

THE PROPERTY

The accommodation which is tastefully decorated throughout benefits from double glazed UPVC windows and doors and in further detail giving approximate room dimensions comprises :-

ENTRANCE HALL

With modern UPVC front door, single radiator, staircase to first floor, telephone point.

LIVING ROOM

14' x 12' 5" (4.27m x 3.78m) overall
A light room with two double glazed windows and double patio doors to rear, double radiator, T.V. aerial, feature fireplace, generous understairs storage cupboard.



KITCHEN

9' x 6' 2" (2.74m x 1.88m)
With double glazed window to front aspect, an attractive modern kitchen with newly fitted work surfaces, inset stainless steel sink unit and mixer tap, electric oven with ceramic hob and stainless steel extractor hood above. A range of wall and base units, cupboards and drawers, space and plumbing for automatic washing machine and fridge/freezer, single radiator. Newly installed wall mounted gas fired central heating boiler.



FIRST FLOOR

LANDING AREA

With loft access hatch.

BEDROOM ONE

12' 4" x 9' 1" (3.76m x 2.77m)
With double glazed windows to rear, radiator beneath.



BEDROOM TWO

10' 2" x 7' 7" (3.1m x 2.31m) (plus wardrobes)
With two double glazed windows to front, radiator beneath, airing cupboard, double wardrobe.



HOUSE BATHROOM

A modern white suite comprising low flush w.c., pedestal wash basin with splashback, panelled bath with wall mounted shower above and shower screen, attractive shower boards fitted to walls, wood effect floor covering, chrome heated towel rail, double glazed window to side elevation, extractor fan.



TO THE OUTSIDE

To the front, the property enjoys allocated parking.

GARDENS

A most attractive and well-maintained front garden with flower borders and patio area, stone flagged path leads down the side of the property serving access to rear garden, which again is beautifully maintained and low maintenance in nature with stone flagged patio area and a large gravelled area beyond with deep well-stocked flower borders and high fenced perimeter. Outside water tap.



LANDLORD REQUIREMENTS

1. An assured shorthold tenancy for a minimum term of 12 months.
2. Rent of £1,100 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No smokers. Pets acceptable by prior arrangement and subject to a pet rent agreement of £25 PCM per pet.
5. An EPC is available on this property
6. A refundable tenancy deposit £1269.00
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