

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.

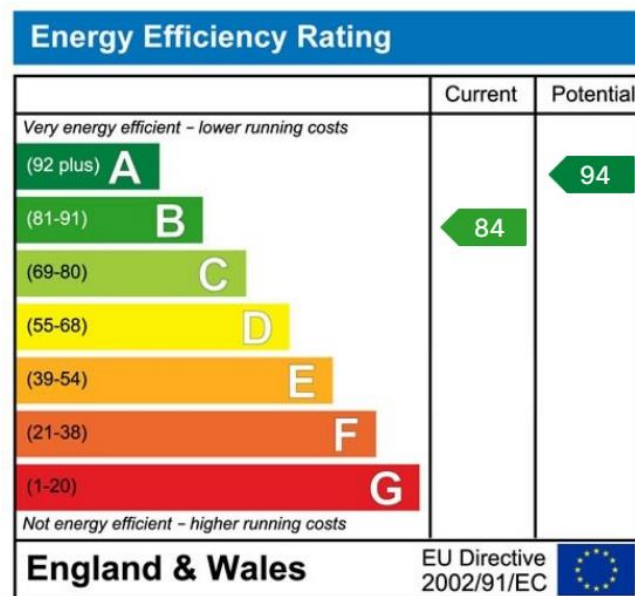
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.and (from internet enquiry)

VIEWING

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

Details prepared December 2023



Wetherby ~ 60 Hallfield Lane, LS22 6JT

A modern three-bedroom semi-detached house ideally located for easy access to local primary school, shops and town centre. The well-proportioned accommodation benefits from UPVC double glazed windows and gas fired central heating.

- Three double bedrooms
- Guest bedroom with en-suite dressing and shower facility
- Open plan kitchen/living dining space to ground floor
- Double glazed windows and gas fired central heating
- Available for immediate possession
- Conveniently located walking distance to both primary and secondary schools
- Pets considered subject to prior consent and pet rent

£1,250 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

From Wetherby town centre proceeding along North Street before turning right up York Road by the garage. Right into Hallfield Lane and the property is identified on the left hand side by a Renton & Parr to let board.

THE PROPERTY

An attractive three bedroom semi-detached house with garage, ideally located close to the town centre and with easy access onto the motorway network for commuting further afield. Built approximately 9 years ago with the remainder of a NHBC guarantee available the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

HALLWAY

With access gained via modern UPVC front door, attractive oak floor covering that flows throughout the ground floor accommodation, staircase to first floor, double glazed window to side, radiator beneath.

DOWNSTAIRS W.C.

A modern white suite comprising white low flush w.c., half pedestal wash basin with tiled splashback, radiator, double glazed window to front.

OPEN KITCHEN WITH LIVING AREA

8.6m x 4.4m (28'2" x 14'5") (overall) Narrowing to 2.2m (7'2")

The kitchen area comprising a range of wall and base units, cupboards and drawers, laminate worktops with matching up-stands, inset one and a quarter stainless steel sink unit with mixer tap. Integrated appliances include double Zanussi oven with ceramic hob and extractor hood above, 70/30 split fridge freezer, dishwasher and undercounter automatic washing machine. Single radiator, double glazed window to front elevation, ceiling spotlights. Living area with space for dining table and chairs, two double radiators, French doors to rear leading out to rear garden, T.V. aerial, wall mounted electric fire. Useful understairs storage with consumer unit.



FIRST FLOOR

LANDING

With returned staircase to second floor, single radiator.

BEDROOM ONE

4.3m x 3.1m (14'1" x 10'2")

With double glazed window to rear elevation, double radiator beneath.



BEDROOM TWO

4.4m x 3.1m (14'5" x 10'2") to widest part

A double bedroom with a pair of double glazed windows to front elevation, single radiator beneath.

HOUSE BATHROOM

A modern white suite comprising half pedestal wash basin, white low flush w.c., with concealed cistern, bath with shower over, attractive wall and floor tiles, chrome heated towel rail, double shaver socket, extractor fan.

SECOND FLOOR

HALF LANDING

With double glazed window to side, doorway leading to :-

GUEST BEDROOM

4.2m x 3.2m (13'9" x 10'5")

With double glazed window to front elevation, radiator beneath, loft access hatch as well as above stairs cupboard housing pressurised water cylinder. Opening through into :-



EN-SUITE DRESSING ROOM & EN-SUITE SHOWER

4.3m x 2m (14'1" x 6'6") (overall)

Dressing space with internal doorway leading to modern en-suite shower facility comprising half pedestal wash basin, white low flush w.c., part tiled walls and floors, walk-in shower cubicle, chrome heated towel rail, extractor fan, Velux window.



TO THE OUTSIDE

The property benefits from driveway parking to front for one vehicle serving access to :-

SINGLE GARAGE

6.2m x 3m (20'4" x 9'10")

With manual up and over door, light and power laid on, rear personnel door leading to garden.

REAR GARDEN

Enclosed and private with retaining brick wall, flower border and high fencing to perimeter.



LANDLORDS REQUIREMENTS

1. Rent of £1,250 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers. Pets considered subject to prior consent and a pet rent of £25 pcm per pet.
4. An EPC is available on this property
5. A refundable tenancy deposit £1,442

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 £288

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.