

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.

### COUNCIL TAX

Band B (from internet enquiry).

### VIEWING

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

Details prepared November 2023

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Bramham ~ 43 Lyndon Road, LS23 6RH

A modern two bedroom ground floor apartment located in the popular village of Bramham with ease of access to the A1(M) for commuting further afield.

- Two bedroom ground floor flat
- Lounge with dining area
- Separate kitchen
- Allocated parking
- Communal gardens along with bin store and drying area
- A popular village location

**£750 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

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

All-round excellence, all round Wetherby since 1950

## BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. Rail connections are available in both Leeds and York with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The Market Town of Wetherby offers excellent shopping, schooling and sporting facilities including swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

## DIRECTIONS

Proceeding south from Wetherby along the A168 Westwoods Road to the T junction, turn left towards Bramham. Right along Paradise Way and first left. In The Square, turn right into Clifford Road, and third left into Lyndon Road where the property is then situated on the left hand side and identified by a Renton & Parr to let board.



## THE PROPERTY

This two bedroom ground floor flat benefits from gas fired central heating, double glazed windows and doors and in further detail giving approximate room dimensions comprises :-

## GROUND FLOOR

### COMMUNAL ENTRANCE

Serving access to two ground floor and two first floor flats.

### PRIVATE ENTRANCE HALLWAY

With radiator in cabinet, airing cupboard with wall mounted gas fired central heating boiler.

## LIVING ROOM

5.2m x 3.1m (17'0" x 10'2")

With double glazed UPVC window to front elevation, double radiator beneath, fireplace with "living flame" coal effect gas fire, decorative surround, T.V. aerial, decorative ceiling cornice. Space for dining table and chairs, telephone point.



## KITCHEN

Fitted with a range of wall and base units, cupboards and drawers, laminate worktop with tiled splashback, integrated Leisure cooker with four ring gas hob and extractor hood above. Integrated undercounter fridge and separate freezer along with dishwasher, space and plumbing for automatic washing machine. Double glazed window to front elevation, stainless steel sink unit beneath, single radiator.



## HOUSE BATHROOM

A modern bathroom suite comprising Jacuzzi bath with shower over, low flush w.c., with concealed cistern, wash hand basin, tiled walls and matching floor tiles, extractor fan, ceiling spotlights. Ladder effect heated towel rail.



## BEDROOM ONE

3.3m x 3.1m (10'9" x 10'2")

With double glazed UPVC window to rear elevation, radiator beneath, built in floor to ceiling wardrobes to one side with sliding mirrored doors, T.V. aerial, decorative ceiling cornice.



## BEDROOM TWO

2.8m x 2.4m (9'2" x 7'10")

With double glazed window to rear elevation, radiator beneath.

## TO THE OUTSIDE

With allocated parking for one vehicle along with access to maintained communal gardens to front and rear, along with drying area and bin store.

N.B.

The property is unfurnished and the photographs were taken whilst the property was previously occupied.



## LANDLORDS REQUIREMENTS

1. Rent of £750.00 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers or pets allowed.
4. An EPC is available on this property
5. A refundable tenancy deposit £865.00

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 £173.00

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,