

4. An EPC is available on this property

5. A refundable tenancy deposit £1,500.00

As well as paying the rent and payment in respect of 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 £300.00

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

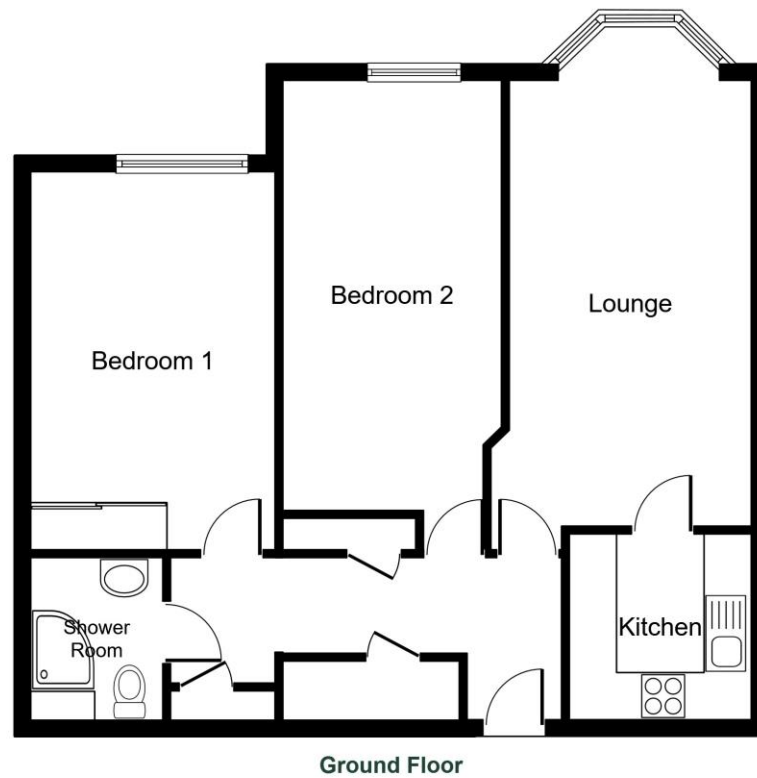
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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, 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.

Detatils prepared November 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



25 Tatterton Lodge, York Road, Wetherby, LS22 7AA NOT TO SCALE For layout guidance onl



Wetherby ~ 25 Tatterton Lodge, York Road, LS22 7AA

A light and spacious two-bedroom first floor apartment enjoying a southerly facing aspect to the front of the development. Tatterton Lodge is a popular retirement development of one and two bedroom properties conveniently located for easy access to the town centre and excellent surrounding amenities.

- Spacious living room with well-fitted kitchen
- Zanussi kitchen appliances included
- Two double bedrooms one with fitted wardrobes
- Luxury shower room and three individual storage cupboards in the hallway
- 24-hour care line support
- Use of communal lounge, landscaped gardens and parking to the front

£1,300 PER CALENDAR MONTH



1 Recep



2 Beds



Shower Room

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.



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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 and M1 link south of Aberford.

DIRECTIONS

Proceeding out of Wetherby along North Street turn right into York Road and Tatterton Lodge is on the left hand side.

THE PROPERTY

Tatterton Lodge is a development of 1 and 2 bedroom retirement apartments, at least one resident must be over the age of 60 with the second resident over the age of 55.



Each apartment is self contained and benefits from the use of the owners lounge and coffee bar. Tatterton Lodge has been designed with safety and security at the fore-front, all apartments and communal areas have an emergency care-line system installed, monitored by the on-site Lodge

Manager during the day and 24-hour and 365 days a year by care line team.

The spacious first floor apartment is well designed with south facing aspect at the front, benefiting from energy efficient heating system by means of a ground source heat pump, double glazing, the accommodation in further detail comprises :-

ENTRANCE HALL

Ceiling cornice thermostat, radiator, three built in cupboards/wardrobe storage facilities.

LOUNGE

20' 8" x 10' 1" (6.3m x 3.07m) including double glazed bay window to front Radiator, ceiling cornice, T.V. and telephone points, fireplace with electric fire.



KITCHEN

7' 10" x 7' 9" (2.39m x 2.36m) Well-fitted with range of wall and base units including cupboards and drawers, worktops with tiled surrounds, stainless steel sink unit with mixer taps, integrated appliances including Zanussi oven, hob and extractor hood above, fridge freezer and washing machine, under wall unit lighting, ceiling lighting, Dimplex heater.



BEDROOM ONE

17' 8" x 9' 2" (5.38m x 2.79m)

Double glazed window to front, radiator, ceiling cornice.



BEDROOM TWO

15' 10" x 10' (4.83m x 3.05m)

Double glazed window to front, radiator, ceiling cornice, fitted wardrobes with sliding mirror doors.



SHOWER ROOM



Tiled walls and three piece white suite comprising shower cubicle, low flush w.c., vanity wash basin, medicine cabinet with illuminated mirror, chrome heated towel rail.

TO THE OUTSIDE

The property enjoys the use of communal landscaped gardens to the rear and parking is available for apartment owners at the front.



COUNCIL TAX

Band D (from internet enquiry).

VIEWING

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

LANDLORDS REQUIREMENTS

1. Rent of £1,300 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers or pets allowed.