

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.

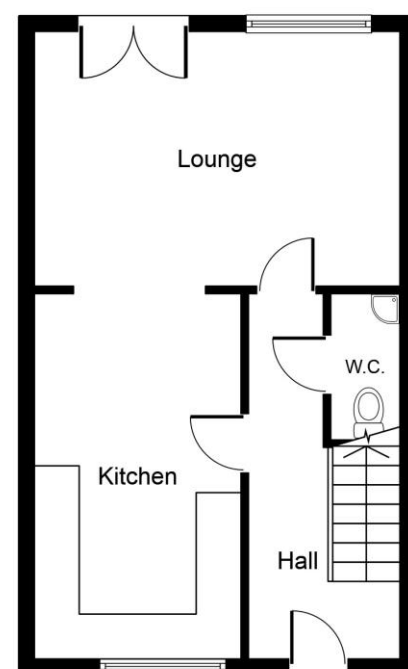
Renton & Parr are members of the Property Ombudsman Scheme and work in association with Holroyd Miller who are members of RICS Client Money Protection Scheme, which is a client money protection scheme. Holroyd Miller are also members of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct. and (from internet enquiry)

VIEWING

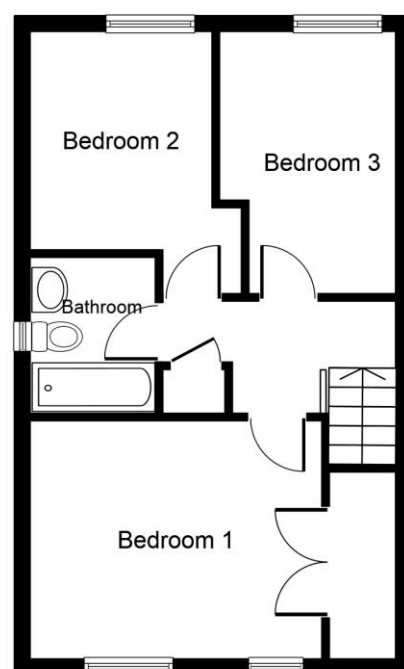
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	



Ground Floor



First Floor

10b The Moorlands, Wetherby, LS22 6TA

NOT TO SCALE For layout guidance only

Wetherby ~ 10b The Moorlands, LS22 6TA

A modern and contemporary three-bedroom semi-detached home with comfortable off-street parking and enclosed rear garden, excellently placed for ease of access to Wetherby town centre. Available for immediate occupation.

- Modern three bedroom semi-detached
- Generous breakfast kitchen
- Living room with patio doors to rear
- Modern house bathroom and downstairs w.c
- Driveway parking
- Generous rear garden

£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.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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

Proceed along North Street out of Wetherby turn right onto York Road, then take the first right down School Road and second right into McBride Way leading into the Moorlands and the property is situated on your right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

An attractive modern three bedroom semi-detached property available with the benefit of immediate possession. The accommodation benefits from newly installed fixtures and fittings throughout, along with double glazed UPVC windows, composite door, gas fired central heating and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

INNER HALLWAY

With wood effect laminate floor covering, access gained via modern composite front door with glazed panel to side, staircase to first floor, double radiator, LED ceiling spotlights, useful understairs storage space.

DOWNSTAIRS W.C.

White low flush w.c., corner pedestal wash hand basin, tiled splashback, extractor fan, LED ceiling spotlight.

LIVING ROOM

16' 0" x 10' 9" (4.9m x 3.3m)



With double glazed UPVC window to rear, double radiator beneath along with double patio doors, wood effect laminate floor covering, large opening through into :-

BREAKFAST KITCHEN

15' 8" x 8' 10" (4.8m x 2.7m)

Comprehensively fitted with a range of cream Shaker style wall and base units, cupboards and drawers, granite worktops, tiled splashback, inset stainless steel sink unit with mixer tap, integrated cooker with four ring gas hob, extractor hood above. Space for automatic washing machine, double glazed UPVC window to front elevation, LED ceiling spotlight, wood effect laminate floor covering, double radiator, double internal doors lead to useful storage cupboard along with wall mounted gas boiler.



FIRST FLOOR

LANDING AREA

With loft access hatch, useful store cupboard.

BEDROOM ONE

9' 6" x 9' 6" (2.9m x 2.9m)

With two double glazed UPVC windows to front elevation, radiator beneath, double internal doors leading to useful storage space with generous overstairs storage.



BEDROOM TWO

9' 10" x 9' 2" (3m x 2.8 m) to widest part

With double glazed UPVC window to rear, radiator beneath.



BEDROOM THREE

10' 9" x 7' 10" (3.3m x 2.4m) to widest part

With double glazed UPVC window to rear, radiator beneath.

HOUSE BATHROOM

A modern white suite comprising vanity wash basin with cupboard beneath, low flush w.c., with concealed cistern, panelled bath with shower house/attachment, part tiled walls, wood effect laminate floor covering, radiator, double glazed UPVC window to side elevation, LED ceiling spotlights, extractor fan.



TO THE OUTSIDE

Shared tarmac driveway to front leads to private block paved driveway to side with comfortable parking for two vehicles.

GARDENS

Generous rear garden laid mainly to lawn with fenced perimeter, stone flagged patio area with direct access of the living room.



COUNCIL TAX

Band C (from internet enquiry).

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain 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 only by prior arrangement subject to a pet rent of £25 per pet, per month.
5. An EPC is available on this property
6. A refundable tenancy deposit £1,269

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 £253.00

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