



Boston Spa ~ The Loft Flat 3, 164 High Street, LS23 6BW

A delightful one-bedroom loft apartment, fully renovated with newly installed kitchen and bathroom fittings, carpets, floor covering, curtains and blinds.

- Top floor apartment
- Double bedroom with built in wardrobe
- Newly fitted shower room
- Open plan living room with fitted kitchen and integrated appliances
- Situated in the heart of the village and within walking distance of all amenities

£795 PER CALENDAR MONTH



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Renton & Parr

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All-round excellence, all round Wetherby since 1950

BOSTON SPA

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe.

The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

DIRECTIONS

Entering Boston Spa from the direction of the A1. The property is approached from the rear off Padmans Lane which is opposite the library and central carpark.

THE PROPERTY

Having undergone an extensive refurbishment programme this delightful loft apartment provides the ideal central village location with excellent amenities on the door step. The gas fired central heating and double glazed accommodation, in further detail comprises :-

GROUND FLOOR

ENTRANCE LOBBY

Staircase leading to :-

SECOND FLOOR

LANDING

Private door and staircase to :-

LOFT FLAT

Radiator.

OPEN PLAN LIVING/KITCHEN AREA

6.1m x 3.84m (20'0" x 12'7") narrowing to 3.61m (11'10") overall

LIVING AREA

3.91m x 3.61m (12'10" x 11'10")

With two Velux windows, radiator, feature beams and trusses.

KITCHEN AREA

3.84m x 2.24m (12'7" x 7'4")

Modern stylish base units, granite worktops and up-stands, underset stainless steel sink unit and mixer tap, Bosch oven and induction hob with extractor hood above. The Lamona fridge freezer, washer/dryer and dishwasher. Velux window and double glazed gable window with elevated views down the High Street, radiator.



DOUBLE BEDROOM

4.17m x 2.46m (13'8" x 8'1")

Having wide Velux window with blackout blind, open fronted shelving unit, radiator, T.V. point.



EN-SUITE SHOWER ROOM

3.35m x 2.31m (11'0" x 7'7") Narrowing to 1.47m (4'10")



Shower cubicle, low flush w.c., vanity wash basin with drawers under, cupboard housing gas fired central heating boiler, Velux window, part tiled walls, heated towel rail, extractor.

COUNCIL TAX

Band A (from internet enquiry).

LANDLORDS REQUIREMENTS

1. Rent of £795 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No pets or smokers other than by prior arrangement.
4. An EPC is available on this property
5. A refundable tenancy deposit £917

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 £183

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 and (from internet enquiry)

VIEWING

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

Details prepared January 2024

