



27 Beck Lane, Collingham, LS22 5BW

NOT TO SCALE For layout guidance only

Collingham ~ 27 Beck Lane, LS22 5BW

A well-presented two-bedroom ground floor apartment ideally located within this popular village with excellent amenities and ease of access to the regions motorway network.

- Communal entrance hall
- Lounge and re-fitted breakfast kitchen
- Two double bedrooms with fitted wardrobes and modern bathroom suite
- Gas central heating and UPVC double glazed windows
- Single garage
- Partially furnished
- ** No Pets **



1 Recep



2 Beds



1 Bath

£775 PER CALENDAR MONTH

MISREPRESENTATION ACT

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01937 582731
sales@rentonandparr.co.uk
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COLLINGHAM

Collingham is a much sought after West Yorkshire village some 3 miles from the Market Town of Wetherby and approx 1 mile from the A.1. Well served by a range of shops, primary school and sporting facilities including Cricket and Squash Club, Swimming Pool and Golf Course nearby. Leeds City Centre, Harrogate and York are all within easy car commuting distance with major road networks close by.

DIRECTIONS

From Wetherby proceeding along the A58 towards Leeds. Continue into Collingham and turn right at the pelican crossing into Harewood Road. Take the first right into Station Road which leads into Beck Lane and the property is identified on the left hand side by a Renton & Parr to let board.

THE PROPERTY

Available from 7th February 2023. A well maintained two double bedroom ground floor apartment with modern kitchen and bathroom, mostly laminate oak floor and with the benefit of gas fired central heating, UPVC double glazed windows, the accommodation in further detail comprises :-

COMMUNAL ENTRANCE HALL

Leading to :-

PRIVATE LOBBY

Entrance door, cupboard housing gas fired central heating boiler.

LOUNGE

17' 1" x 11' 4" (5.21m x 3.45m)

Double glazed window to front, radiator, ceiling cornice, laminate oak floor, T.V. point, electric fire, security entry phone.



KITCHEN

13' 9" x 7' 3" (4.19m x 2.21m)

Refitted with range of modern stylish wall and base units

including cupboards and drawers, worktops with tiled surrounds, stainless steel sink unit and mixer taps, free-standing appliances including washing machine, cooker, fridge freezer are included in the sale price. Double glazed windows to two sides, radiator, laminate floor.



INNER LOBBY

BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m) Double glazed window to rear, radiator, laminate floor, fitted wardrobes and dressing table.



BEDROOM TWO

10' 5" x 8' 2" (3.18m x 2.49m)



Double glazed window to rear, double wardrobe, laminate floor.

BATHROOM

7' 2" x 5' 10" (2.18m x 1.78m)

Tiled walls and modern white stylish suite comprising panelled bath with shower and screen above, vanity wash basin, w.c., chrome heated towel rail, tiled floor, double glazed window.



TO THE OUTSIDE

Communal lawned areas to front and rear.

SINGLE GARAGE

17' 10" x 8' 3" (5.44m x 2.51m)

Having up and over door.

COUNCIL TAX

Band C (from internet enquiry).

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £775 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No pets or smokers.
5. An EPC is available on this property
6. A refundable tenancy deposit £894.00

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 £178.00

During The Tenancy payable to the Agent/ landlord

Payments of £50 + VAT (£60 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.

VIEWING

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

Details prepared January 2023