

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wetherby ~ 30 St James Street, LS22 6RS

A tastefully decorated and well-presented two bedroom mid terrace house conveniently placed a minutes' walk from the town centre with an excellent range of shops, restaurants and amenities

- Two bedroom terrace property
- Lounge with newly laid floor covering
- Kitchen with door out into enclosed rear garden
- Useful cellar with light, power and water supplied
- Spacious double bedroom
- House bathroom

£895 PER CALENDAR MONTH



1 Recep



2 Beds



1 Bath

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
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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 and M1 link south of Aberford.

DIRECTIONS

From Wetherby town centre by car proceeding along Westgate taking the first right turning down Caxton Street before turning right into Crossley Street and St James Street, and the property is situated on the left hand side identified by a Renton & Parr to let board.

THE PROPERTY

This recently decorated and well presented two bedroom terrace house is available with the benefit of immediate possession and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

LOUNGE

3.7m x 3.6m (12'1" x 11'9")
With modern composite front door, double glazed front window to front with radiator beneath, wood effect laminate floor covering, T.V. aerial, recess and power socket for electric fire, telephone point.



KITCHEN

3.7m x 2.8m (12'1" x 9'2")
Fitted with a range of Shaker style wall and base units, oak block worktop, cooker with gas hob and extractor hood above, Belfast sink with double glazed window to rear. Doorway leading to stairs down to cellar. Single door to rear.



CELLAR

3.7m x 3.8m (12'1" x 12'5") overall
Two practical store rooms, the larger having light and power laid on, along with sink and mixer tap, window to front.

FIRST FLOOR

LANDING AREA

With radiator.

BEDROOM ONE

3.7m x 3.6m (12'1" x 11'9")
Double glazed window to front, radiator beneath.



BEDROOM TWO

2.8m x 2.6m (9'2" x 8'6")
Double glazed window to rear, radiator. Staircase to converted loft room.



HOUSE BATHROOM

A white suite comprising tiled bath with shower over, pedestal wash basin, low flush w.c., tiled wall and floor covering, wall mounted medicine cabinet with mirrored doors, double glazed window to rear, extractor fan.

CONVERTED LOFT ROOM

4.9m x 3.8m (16'0" x 12'5") maximum
With two Velux windows, radiator.



TO THE OUTSIDE

A small courtyard to front. Low maintenance rear garden with wall perimeter and hand gate leading to bin store with right of way across the back and round to St James Street. Permit parking, on-street parking available during permitted hours.



LANDLORDS REQUIREMENTS

1. Rent of £895 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers, pets considered subject to prior arrangement.
4. An EPC is available on this property
5. A refundable tenancy deposit £1032.00 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 £206.00 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