



First Floor Flat

NOT TO SCALE For layout guidance only



Aberford ~ First Floor Flat, 1a Church Terrace, LS25 3BR

An exciting opportunity to acquire this unique first floor flat finished to a high standard throughout, fitted kitchen with integrated appliances, quality bathroom suite. Prominently located in the heart of this popular village location.

- Finished to a high standard throughout
- Living room and double bedroom to front aspect
- Fitted shower room and generous breakfast kitchen with integrated appliances
- Former Grade 2 listed cottage

£600 PER CALENDAR MONTH

MISREPRESENTATION ACT

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ABERFORD

Is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses, Becca Hall and Parlinton Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes.

Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.

DIRECTIONS

From Wetherby proceeding south along the A1. After approximately 8 miles take the A64 slip road towards Leeds. Immediately over the flyover bear left towards Aberford. Passing through the village, over the Ford and towards the church the flat is on the right hand side identified by a Renton & Parr to let board.

THE PROPERTY

Having undergone a conversion of the former surgery this first floor flat provides deceptively spacious accommodation, tastefully decorated throughout and benefiting from newly installed gas fired central heating boiler and radiators, along with double glazed windows.

The accommodation in further detail comprises :-

SIDE ENTRANCE DOOR

To :-

INNER HALL

Double radiator, wall mounted alarm pad, turned staircase to :-

INNER HALLWAY

Double radiator, inset ceiling spotlights, loft access point, cupboard housing modern Worcester Bosch combi-boiler, double glazed window to side.

LIVING ROOM

13' 11" x 11' 9" (4.24m x 3.58m)

With double glazed sliding sash window to front, deep window sill beneath, double radiator, telephone point, T.V. aerial point, fireplace.



DOUBLE BEDROOM

12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed sliding sash window to front, deep window sill, double radiator, T.V. aerial point.

BREAKFAST KITCHEN

11' x 8' 10" (3.35m x 2.69m)

Dual aspect with double glazed windows to both sides. Fitted kitchen with integrated appliances including fridge freezer, single oven with five ring gas hob and extractor above, integrated washer dryer and dishwasher, ceramic sink with drainer and mixer tap, part tiled walls and splashback, fitted with a range of cream wall and base units, wood effect floor covering, double radiator, inset ceiling spotlights.



SHOWER ROOM

9' x 4' 6" (2.74m x 1.37m)

Fitted with a stylish white suite comprising low flush w.c., vanity wash basin with storage beneath, walk-in shower cubicle with thermostatically controlled wall mounted shower, attractive wall tiles and wood effect floor covering, double chrome ladder effect heated towel rail with glazing above, inset ceiling spotlights, extractor fan, double shaver socket.



LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £600 per calendar month, payable monthly in advance.
3. A credit check and references are required.
4. No pets or smokers other than by prior arrangement.
5. An EPC is available on this property
6. A refundable tenancy deposit £692

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 £138.00

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 February 2023