



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.

Details prepared November 2023

COUNCIL TAX

Band F (from internet enquiry).

VIEWING

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

N.B.

N.B. the property is unfurnished and the photographs were taken whilst the property was previously occupied.

LANDLORDS REQUIREMENTS

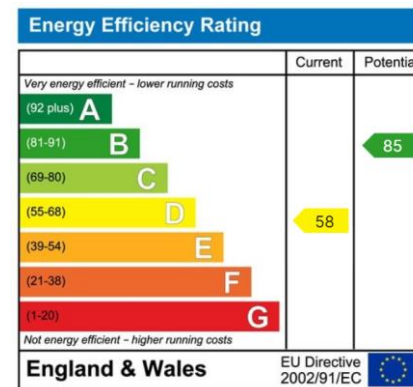
1. Rent of £1,700 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. Pets welcome subject to prior consent and pet rent of £25 per pet per calendar month.
4. An EPC is available on this property
5. A refundable tenancy deposit £1961

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 £392

During The Tenancy payable to the Agent/ landlord



Wetherby ~ 24 Wentworth Gate, LS22 6XD

Enjoying a highly regarded and much sought-after location on the edge of this established development off Spofforth Hill, this spacious and well proportioned three bedroom detached bungalow has been modernised and decorated throughout.

- Pets welcome subject to prior consent and pet rent agreement of £25 pcm
- "L" shaped lounge with dining area
- Kitchen and separate cloakroom w.c.
- Three bedrooms and conservatory extension to rear
- Double garage
- Gardens, front and rear



1 Recep



3 Beds



1 Bath

£1,700 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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

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

Proceeding out of Wetherby along Spofforth Hill, take the last turning on your left to Wentworth Gate. The property is situated in a cul-de-sac on the right hand side identified by a Renton & Parr to let board.



THE PROPERTY

A rare opportunity to rent a three bedroom detached bungalow overlooking farmland at the rear on the edge of this popular residential development. Well proportioned lounge with dining area, separate kitchen, there are three bedrooms and a conservatory extension at the rear. Benefiting from gas fired central heating system and replacement double glazed windows the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

With UPVC entrance door and double glazed side screen, radiator, built in cloaks cupboard. Integral access to garage.

CLOAKROOM

Half tiled with low flush w.c., pedestal wash basin, radiator.

L SHAPED LOUNGE WITH DINING AREA

20' 10" x 20' 8" (6.35m x 6.3m) Narrowing to 11' 11" (3.63m)



Double glazed bay window to front with additional side window, three radiators, fireplace with gas fire.

KITCHEN

12' 3" x 8' 6" (3.73m x 2.59m)



Range of painted wall and base units, worktops, tiled surrounds, stainless steel sink unit, Worcester gas fired central heating boiler, plumbed for automatic washing machine, radiator, double glazed window and side entrance door.

INNER HALL

Loft access, radiator, airing cupboard with lagged copper cylinder and fitted shelving.

BEDROOM ONE

12' x 10' 9" (3.66m x 3.28m)

Including fitted wardrobes with cupboards above, double glazed window to rear, radiator.

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed window to rear, radiator, built in wardrobe. Double glazed sliding patio doors to :-



CONSERVATORY

13' 2" x 13' (4.01m x 3.96m)

Having ceramic tiled floor, double glazed windows to two sides including patio door to rear garden.



BEDROOM THREE

11' 6" x 7' 10" (3.51m x 2.39m)

Double glazed window looking into the conservatory. Radiator, built in wardrobe.



BATHROOM

Tiled walls, three piece coloured suite comprising panelled bath with shower above, pedestal wash basin, low flush w.c., radiator, double glazed window.



TO THE OUTSIDE

Resin driveway gives access to :-

DOUBLE GARAGE

18' 5" x 16' (5.61m x 4.88m)

Having electric up and over door, light, power and water. Double glazed window and rear door. Integral access door to hallway.

GARDENS

Lawned to front with low stone wall. Side path leads round to private rear garden comprising lawn with borders, open views over farmland.