

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 June 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

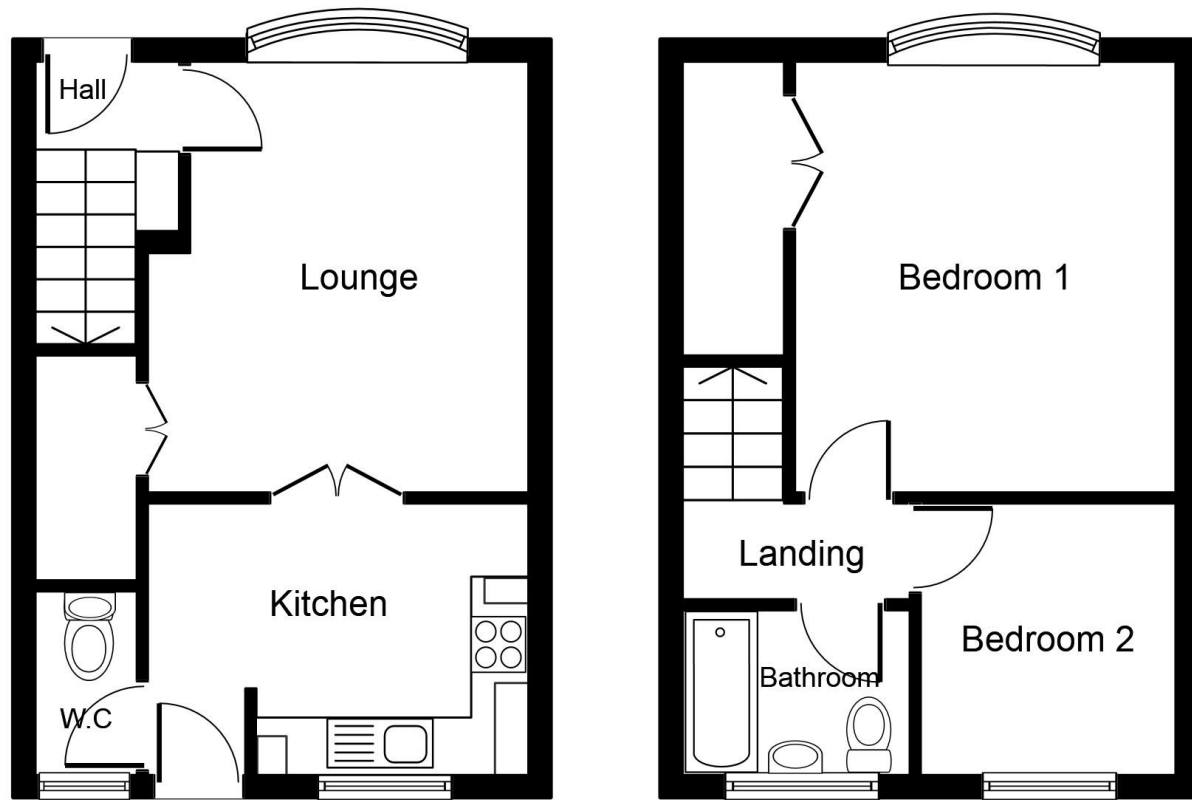


Boston Spa ~ 2 Royal Terrace, LS23 6BS

A delightful mid-terrace house enjoying a superb central location within the heart of this highly popular village with a vibrant high street and ease of access to road networks for commuting further afield.

- Modernised and tastefully decorated throughout
- Stylish breakfast kitchen and bathroom suite, downstairs w.c.
- Double glazed UPVC windows and gas fired central heating system
- Available with immediate effect
- Early viewing advised to avoid disappointment
- Pets considered subject to prior consent and pet rent agreement £50 per pet pcm

£1,050 PER CALENDAR MONTH



Ground Floor

First Floor

2 Royal Terrace, Boston Spa, LS23 6BS

NOT TO SCALE For layout guidance only

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.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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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

Proceeding a southerly direction down the High Street entering the centre of the village, turn right into Royal Terrace where the property will be identified on your right hand side by a Renton & Parr to let board.

THE PROPERTY

Having undergone a programme of renovation the property has been finished to a high standard, benefitting from LED lighting, double glazed UPVC windows and doors and gas fired central heating system, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With modern composite UPVC door with glazed panelling to front, single radiator, staircase to first floor, cupboard housing gas meter and electric meter, LED ceiling spotlight, internal door leading to :-

LOUNGE

11' 10" x 11' 3" (3.61m x 3.43m)
With double glazed bay window to front, double radiator beneath, contemporary wall mounted chrome electric fire, T.V. aerial, inset LED ceiling spotlights. A generous understairs storage cupboard with fitted gas fired combi-boiler, double internal doors leading into :-



BREAKFAST KITCHEN

11' 2" x 8' 1" (3.4m x 2.46m)
Modern kitchen comprising cream gloss wall and base units, cupboards and drawers, wood effect work surfaces with matching up-stands, inset stainless steel sink unit with drainer and mixer tap, fan assisted oven with 4 ring gas hob and extractor hood above, stainless steel splashback, automatic washer/dryer, free-standing fridge freezer, attractive tiled effect floor covering, double radiator, space for table and chairs, LED ceiling spotlights, rear door with access onto flagged courtyard to rear, double glazed window to rear.



DOWNSTAIRS W.C.

White low flush w.c., with integrated space-saver wash basin and tap above, tiled splashback, double glazed window to rear, LED ceiling spotlight.

FIRST FLOOR

LANDING AREA

LED ceiling spotlight.

BEDROOM ONE

11' 10" x 11' 4" (3.61m x 3.45m)



A light and airy room with double glazed bay window to front aspect enjoying outlook over the High Street, radiator beneath, fitted wardrobes with lighting and shelves, LED ceiling spotlights, T.V. aerial, loft access hatch.

BEDROOM TWO

8' 2" x 7' 5" (2.49m x 2.26m)
With double glazed window to rear aspect, radiator beneath, LED ceiling spotlights, T.V. aerial.



HOUSE BATHROOM

6' 8" x 4' 10" (2.03m x 1.47m)



An attractive white suite comprising 'P' shaped bath with mixer taps and wall mounted chrome shower fitting above with detachable shower hand piece and shower screen, contemporary stone wall tiles, vanity wash basin with cupboard beneath, low flush w.c., chrome ladder effect heated towel rail, wood effect laminate floor covering, LED ceiling spotlights and extractor.

TO THE OUTSIDE

On street parking. Parking permit available. Shared low maintenance stone flagged courtyard to rear.



COUNCIL TAX

Band C (from internet enquiry).

LANDLORD'S REQUIREMENTS

1. Rent of £1050 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. Pets considered subject to prior consent and pet rent agreement £50 per pet pcm
4. An EPC is available on this property
5. A refundable tenancy deposit £1211

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 £242

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