

LANDLORDS REQUIREMENTS

1. Rent of £1000 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. Pets considered subject to a pet rental agreement of £25 pcm per pet
4. An EPC is available on this property
5. A refundable tenancy deposit £1,153

As well as paying the rent and payment in respect of 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 £230.00

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 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

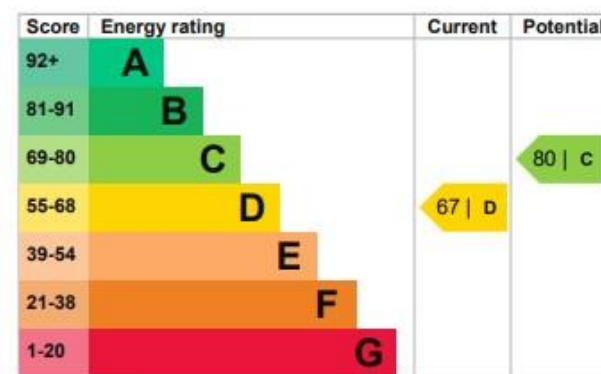
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone

(01937) 582731

Details prepared May 2023



21 Linden Way, Wetherby, LS22 7QU
Total floor area 123.7 sq.m. (1,331 sq.ft.) Approx (Including Garden Room)
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.
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.



Wetherby ~ 21 Linden Way, LS22 7QU

An extended four bedroom semi-detached family home recently decorated and conveniently located on this popular development on the outskirts of Wetherby, available for immediate possession.

- Four bedroom semi-detached
- A popular residential location
- House bathroom and separate shower room
- Off-street parking and gardens to front and rear
- Walking distance to shops and amenities
- Available for immediate possession
- Pets considered subject to a pet rent of £25 pcm per pet



£1,000 PER CALENDAR MONTH



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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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 Deighton Road take the first left turning into Ainsty Road. Take the fifth right turning into Beechwood Rise, first left into Linden Way and the property is identified by a Renton & Parr for sale board on the left hand side.



THE PROPERTY

Offered to the open market for the first time in over 30 years this extended family home would now benefit from cosmetic updates and modernisation to personal tastes. The accommodation giving approximate room dimensions in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

9' 2" x 8' 6" (2.8m x 2.6m)

Access gained via modern UPVC front door with double glazed window to side, radiator beneath, rear window and single UPVC door leading to :-

RECREATIONAL ROOM

9' 10" x 24' 11" (3m x 7.6m) to widest part

This useful converted garage space has light and power laid on, window to rear and side, double glazed UPVC sliding door leading out to rear garden.

LIVING ROOM

16' 8" x 13' 9" (5.1m x 4.2m)

With a light and airy feel having large double glazed UPVC window to front elevation, radiator beneath, glazed front entrance door, staircase to first floor, window to side with double radiator beneath. Electric fire with decorative tiled surround with mantle, painted cladding to side, T.V. aerial point.



DINING ROOM

10' 5" x 8' 6" (3.2m x 2.6m)

With ample space for dining table and chairs, sliding double glazed patio doors to rear, serving hatch to kitchen, radiator beneath.

KITCHEN

Fitted with a range of hand painted wall and base units cupboards and draws, inset sink unit set below double glazed window to rear. Space and plumbing for automatic washing machine, fridge and electric cooker with hob.



FIRST FLOOR

SPLIT LANDING

Loft access hatch leading to a boarded loft space with Velux window.

BEDROOM ONE

12' 9" x 10' 2" (3.9m x 3.1m)

With floor to ceiling fitted bedroom furniture to one side comprising wardrobes, cupboards above, dressing table with drawers beneath. Double glazed UPVC window to front elevation, radiator beneath.



BEDROOM TWO

10' 5" x 10' 5" (3.2m x 3.2m)

With double glazed UPVC window to rear, radiator beneath.

BEDROOM FOUR

9' 10" x 6' 6" (3m x 2m)

With double glazed UPVC window to front, radiator beneath, built in storage cupboard.

HOUSE BATHROOM

White suite comprising low flush w.c., concealed cistern, vanity wash basin with cupboard beneath, bath with part tiled walls, airing cupboard, double glazed UPVC window to rear, heated towel rail.



BEDROOM THREE

13' 1" x 8' 10" (4m x 2.7m)

With double glazed UPVC window to front, radiator beneath, painted clad feature wall along with built in double wardrobe.



SHOWER ROOM

A white suite comprising low flush w.c., pedestal wash basin, walk in shower cubicle, part tiled walls, double glazed UPVC window to rear, single radiator.

TO THE OUTSIDE

Tarmac drive provides off street parking to front.

GARDENS

A neat parcel of lawn to front with established hedging to the perimeter, coal shed.



The rear garden is laid mainly to lawn with established hedging affording a good degree of privacy, garden shed. Stone flagged patio with direct access off the dining room and recreational room.

COUNCIL TAX

Band D (from internet enquiry).