

### INTEGRAL GARAGE / STORE

11' 5" x 8' 2" (3.5m x 2.5m)

With manual up and over door, light and power laid on.

### GARDENS



There is an attractive rear garden laid mainly to lawn with deep well-stocked flower borders and mature conifer hedging to the rear perimeter. Patio area with direct access off kitchen/diner creating the ideal space for outdoor entertaining and 'al-fresco' dining.

### LANDLORDS REQUIRMENTS

1. An Assured Shorthold Tenancy for a certain term of 12 months.
2. Rent of £1200 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 £1384.00

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 £276.00

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 June 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MISREPRESENTATION ACT

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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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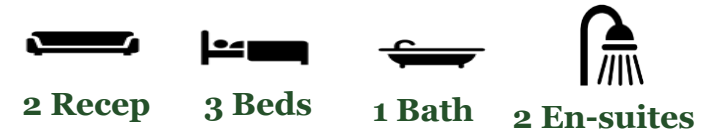


## Church Fenton ~ 64 Sandwath Drive, LS24 9US

A beautifully presented and tastefully decorated modern townhouse arranged over three floors, revealing generous living accommodation with two double bedrooms having ensuite showers. Altogether located in this popular commuter village benefiting from its own railway station.

- Three bedroom modern townhouse
- Attractive kitchen diner with underfloor heating
- Living room to first floor
- Three double bedrooms, two with ensuite
- Parking for two cars, garage / store
- Attractive rear garden
- Catchment to Tadcaster Grammar School

**£1,200 PER CALENDAR MONTH**



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## CHURCH FENTON

Church Fenton is an attractive village with its own facilities including shop, school, public houses and railway station. Tadcaster is some 6 miles and the market town of Wetherby some 20 minutes drive with additional excellent shopping, schooling and sports facilities. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link, main line rail connections are available in the village and at Garforth and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes.

### DIRECTIONS

From Tadcaster proceeding towards Sherburn in Elmet along the A164 passing through Towton and entering Barkston Ash. Turn left signposted Church Fenton immediately past the junior school on the left hand side. Entering Church Fenton immediately before the railway bridge, turn left into Sandwath Lane following the road round into Sandwath Drive and the property is located on the right hand side identified by a Renton & Parr To Let board.

### THE PROPERTY

Available for immediate occupation, this beautifully presented three double bedroom modern townhouse benefits from double glazed uPVC windows and doors and in further detail giving approximate room dimensions comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

Access gained by a composite front door, attractive floor tiles, staircase to first floor with useful under stairs storage, single radiator, internal doorway leading to:-

#### UTILITY ROOM

8' 2" x 6' 2" (2.5m x 1.9m)

Fitted with a range of gloss wall and base units, laminate worktop, space and plumbing for tumble drier and additional freezer, attractive oak wooden flooring, doorway leading to the garage/store.

#### DOWNSTAIRS WC

An attractive white suite comprising low flush wc and pedestal wash basin, attractive marble splash back and matching floor tiles, single radiator, ceiling spotlight, extractor fan.

### KITCHEN DINER

15' 5" x 11' 9" (4.7m x 3.6m)

An attractive kitchen comprising a range of shaker style wall and base units including cupboards and drawers, quartz worktops with matching upstands, inset one and a quarter stainless steel sink with mixer tap, integrated appliances include twin Bosch oven with four ring gas hob and extractor hood above, integrated dishwasher, washing machine and fridge. LED spot lighting, attractive floor tiles which flow through into adjacent dining area, a large walk-in bay window to rear with patio doors leading out onto garden, single radiator, underfloor heating.



### FIRST FLOOR

#### LANDING

With double glazed uPVC window to front, single radiator.

#### SITTING ROOM

15' 5" x 11' 9" (4.7m x 3.6m)

Tastefully decorated and enjoying open views to the rear with double glazed uPVC window and double glazed patio doors with Juliette balcony, double radiator, modern fireplace with living flame coal effect gas fire, matt black inset and matching hearth with decorative wooden surround and mantelpiece, ceiling spotlights, television aerial.



#### BEDROOM THREE

11' 5" x 8' 2" (3.5m x 2.5m)

With double glazed uPVC window to front, double radiator beneath, television aerial, ceiling spotlights, built in store cupboard with doorway leading to:-

#### ENSUITE SHOWER

With walk in shower cubicle with Douglas James shower fittings, white pedestal wash basin, low flush wc, part tiled walls, double shaver socket, single radiator, extractor fan.

### SECOND FLOOR

#### LANDING AREA

With loft access hatch, single radiator and airing cupboard.

#### HOUSE BATHROOM

A modern white suite comprising low flush wc, pedestal wash basin, panelled bath, part tiled walls, chrome ladder effect heated towel rail, double shaver socket, double glazed uPVC window to rear, ceiling spotlight, extractor fan.



### MASTER BEDROOM

12' 1" x 10' 5" (3.7m x 3.2m)



With double glazed window to front elevation, double radiator beneath, built in wardrobe along with over stairs storage space, television aerial and telephone point.

#### ENSUITE SHOWER

An attractive white suite comprising low flush wc, pedestal wash basin, walk in shower cubicle with Douglas James shower fitting, chrome ladder effect heated towel rail, double shaver socket, ceiling spotlight and extractor fan.

#### BEDROOM TWO

13' 9" x 8' 10" (4.2m x 2.7m)

With double glazed uPVC window to rear with far reaching views over the railway line and fields beyond, radiator beneath, built in double wardrobe.



### TO THE OUTSIDE

The property enjoys a double block paved driveway to front beyond which is a :-