

generous in size with large level lawn area, deep well-stocked borders, vegetable patch and soft fruit trees.



### LANDLORD REQUIREMENTS

1. Rent of £2,800 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers. Pets by arrangement subject to a pet rent of £25 pcm per pet.
4. An EPC is available on this property
5. A refundable tenancy deposit £3,230

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 £646.00

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.

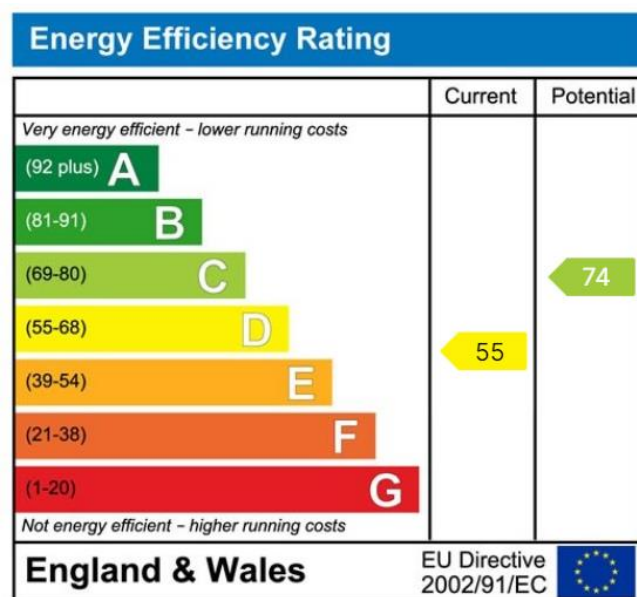
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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 February 2024



## Wetherby ~ Low Gables, 9a Spofforth Hill, LS22 6SF

A most attractive detached family home occupying a private position on the highly sought after Spofforth Hill. Boasting an impressive plot with ample parking to front and an excellent mature garden to rear. Available for immediate possession.

- Imposing stone built detached family house
- Three bedrooms
- Principal bedroom having modern en-suite shower facility
- Three reception rooms to the ground floor
- Generous breakfast kitchen with integrated appliances
- Large private plot on Spofforth Hill

**£2,800 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.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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

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 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

From Wetherby town centre proceed along Westgate. At the mini roundabout take the second exit up Spofforth Hill towards Harrogate where the property is identified on your left by a Renton & Parr for to let board.

### THE PROPERTY

Part furnished and available for immediate possession this impressive detached family home reveals three bedrooms, two bathrooms and three reception room. The accommodation benefits from gas fired central heating, double glazed windows and in further detail giving approximate room dimensions comprises:-

### ENTRANCE HALL

With double glazed window to rear, two radiators, telephone point, staircase to first floor.

### DOWNSTAIRS W.C.

Low flush w.c., pedestal wash basin, useful storage, window to front.

### LOUNGE

5.5m x 8.5m (18'0" x 27'10")

With double glazed window to front elevation and side, "living flame" coal effect gas fire with decorative surround and mantle, T.V. aerial, double internal doors leading to :-



### SITTING ROOM

4.8m x 4.6m (15'8" x 15'1") plus a bar area

With double glazed windows to all three sides and delightful views over mature rear garden, double doors out to patio, sky-light and exposed ceiling timbers, feature fireplace and exposed stone wall, radiator and TV aerial, together with fitted bar area having worktop, cupboards and drawers beneath, lighting and double glazed window to side.



### DINING ROOM

3m x 4.2m (9'10" x 13'9")

Double glazed window to rear, radiator beneath.

### DINING KITCHEN

7.6m x 3.2m (24'11" x 10'5") narrowing to 3m (9'10")

The kitchen area is comprehensively fitted with a range of wall and base units, cupboards and drawers, laminate worktops, Bosch stacked oven with four ring gas hob, integrated dishwasher. Tiled floor covering that flows into breakfast area which has ample space for table and chairs, door to both front and rear, radiator, further wall and base units and newly fitted fridge freezer. Gas boiler in cupboard, internal door leading to double garage.



### FIRST FLOOR

### LANDING

With loft access hatch, window to front elevation, radiator.

### PRINCIPAL BEDROOM

4.5m x 4.5m (14'9" x 14'9")

With double glazed window to rear enjoying a delightful outlook over south facing gardens, fitted bedroom furniture comprising wardrobes, matching dressing table and drawers, and bedside tables, internal door leading to :-



### MODERN EN-SUITE SHOWER

With attractive wall and floor tiles having underfloor heating, modern low flush w.c. with concealed cistern, vanity wash basin with cupboard beneath, shower cubicle, heated towel rail, double glazed window to front.

### BEDROOM TWO

4.2m x 3.6m (13'9" x 11'9")

Double glazed window to rear, radiator, fitted furniture including wardrobes, dressing table and drawers.



### BEDROOM THREE

2.6m x 2.6m (8'6" x 8'6")

Double glazed window to rear elevation, radiator, eaves storage.

### HOUSE BATHROOM

Fitted with the original coloured four piece suite, double glazed window to front, radiator, part tiled walls, generous walk-in store room.



### TO THE OUTSIDE

This imposing family home occupies a generous plot with large stone flagged drive to front revealing comfortable off-street parking for multiple vehicles and serving access to :-

### GARAGE

5m x 2m (16'4" x 6'6")

With electric up and over door, light and power laid on, window to rear.

### GARDENS

This private and established plot reveals mature gardens to both front and rear with established hedging and trees to the perimeter providing screening and a high degree of privacy. The rear garden being a particular feature, most