

boasting a variety of established bushes and shrubs with a fenced perimeter, established tree affording a good degree of privacy, outside water tap, hand gate to side. A principle feature of this rear garden is the excellent composite decked area with direct access off of the orangery, creating the perfect space for outdoor relaxation and "al-fresco dining". A further gravel area at the head of the garden with an ornamental pond and planted shrubs.



COUNCIL TAX

Band D (from internet enquiry).

LANDLORDS REQUIREMENTS

1. Rent of £1,200 per calendar month, payable monthly in advance.
2. A credit check and references are required.
3. No smokers. Pets by arrangement, subject to pet rent of £25 pcm per pet.
4. An EPC is available on this property
5. A refundable tenancy deposit £1,384

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 £276

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 March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EU Directive 2002/91/EC



Tockwith ~ 228 Prince Rupert Drive, YO26 7PU

A beautifully presented three-bedroom link detached family home boasting a sensational orangery extension to rear, leading out onto decking & private rear garden.

- Three-bedroom family home
- Generous living room
- Stylish, well-equipped modern kitchen with integrated appliances
- Most spacious orangery to rear
- Modern house bathroom
- Garage
- Excellent local primary schools
- Ten minutes to nearest train station

£1,200 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

TOCKWITH

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, A.1. trunk road and the Market Town of Wetherby. The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

DIRECTIONS

Entering Tockwith along Fleet Lane, turn right onto Prince Rupert Drive, continue for a short while and the property is identified by a Renton & Parr to let sign.



THE PROPERTY

This beautifully presented family home occupies a good sized plot within this established and popular development only a short walk to village amenities and primary school. The accommodation which is tastefully decorated throughout in further detail giving approximate room dimensions comprises:-



GROUND FLOOR

ENTRANCE HALL

With staircase to first floor, radiator, doorway leading to converted garage/utility.

LOUNGE

5.6m x 3.8m (18'4" x 12'5") (into the bay)

With modern feature fireplace having electric stove, wood effect floor covering, television aerial, understairs storage cupboard.



KITCHEN

4.8m x 2.8m (15'8" x 9'2")

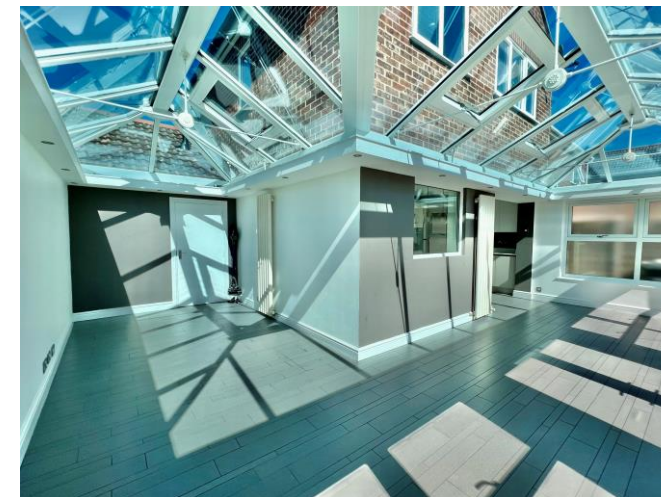
A stylish and beautifully appointed kitchen with a modern range of handle-less wall and base units, cupboards and drawers, integrated BOSCH double oven, generous fridge, gas-hob with extractor hood above, automatic washing machine, integrated dishwasher. Breakfast bar with attractive pendant above, ceiling spotlights, modern floor tiles that flow through a large opening into a fantastic orangery extension to rear.



ORANGERY

7m x 2.7m (22'11" x 8'10") (widening to 6m)

With glazed pitched roof and double glazed window to side and rear, as well as double patio doors leading out to rear garden. Two vertical radiators. There is a further internal door leading to useful store room.



FIRST FLOOR

LANDING

With window to side, single radiator.

BEDROOM ONE

3.9m x 2.8m (12'9" x 9'2")

With double glazed window to front, radiator, fitted modern wardrobes to one side.



BEDROOM TWO

3.8m x 2.4m (12'5" x 7'10")

With double glazed window to rear, radiator, loft access hatch.

BEDROOM THREE

2.4m x 2m (7'10" x 6'6")

Double glazed window to front, radiator.



HOUSE BATHROOM

2.3m x 2m (7'6" x 6'6")

A stylish modern white suite comprising bath, half pedestal wash basin, white low flush w.c, separate shower cubicle, tiled walls and modern floor tiles, double glazed window to rear, chrome ladder effect heated towel rail, ceiling spotlights, extractor fan.



TO THE OUTSIDE

Driveway to front provides off-street parking and leads to a garage.

GARAGE

3.8m x 2.7m (12'5" x 8'10")

With a pair of wooden double doors to front, fitted wall & base units, light and power laid on.

GARDENS

Level front lawn with low maintenance gravelled borders. The rear garden, which is of generous proportion is predominantly laid to a level lawn, having mature borders