



Church Hill Terrace | Sherburn In Elmet | LS25 6FL

£1,100 Per Calendar

Unfurnished | Two Double Bedroom Mid Terrace | EPC Rating C | Council Tax Band C | No smokers,.

Deposit £1269 | No Deposit Scheme Offered/Reposit | Mobile Coverage: Indoor 02 Likely | Outdoor All main operators available as suggested by Ofcom | Broadband ADSL Superfast, Ultrafast as suggested by Ofcom | Available Mid September

Emsleys | estate agents

Unfurnished Two Double Bedroom Mid Terrace* Modern Decor & fittings* Highly sought after location* Courtyard Garden* To allocated Parking space

Located on Church Hill of Sherburn In Elmet with views over field to the front , this delightful mid-terrace house offers a modern and well-maintained living space. Boasting two double bedrooms, a stylish bathroom with a large walk-in shower, and a lovely lounge/dining area. Additionally, being close to Sherburn-In-Elmet and its amenities ensures that you have everything you need right at your doorstep. One of the highlights of this home is its courtyard garden, providing a tranquil outdoor space to relax and unwind. With the added bonus of two allocated parking spaces and further on street parking.

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Available Mid September
Viewing highly recommended.
Please Read " BOOK A VIEWING"

Hallway

The property has a small, gated yard to the from with steps leading to the front door.
The hallway has polished wooden flooring and neutral decor.
Staircase leads to the first floor and doors to:

Guest W.C 1.17m x 1.52m (max) (3'10" x 5'43" (max))
The guest toilet has aW>c and wash hand basin.

Kitchen 3.35m x 2.13m (max) (11'48" x 7'51" (max))

This modern kitchen has high gloss grey high and low units with black worktops over.
Tiled flooring and splashbacks.
A Rangemaster stove with five gas hob burners, double electric oven and chrome cooker hood provides the focal point for the kitchen.
An integrated fridge/freezer, washer/dryer and slimline dishwasher are provided.

Lounge/Dining Room 3.35m x 4.57m (max) (11'38" x 15'88" (max))

This decent size room has neutral decor and is fully carpeted.
There is an electric fire with feature wooden mantelpiece with black surround and hearth gives a focal point for the room.
A PVCu composite French door gives access to the rear courtyard.

First Floor

Stairs lead to the first floor with a landing and doors to:

Bathroom /Shower Room 2.74m x 1.22m (max) (9'23" x 4'99" (max))

This modern bathroom has wooden flooring and modern marine boarding for ease of maintenance.
Modern white bathroom fittings of W.C, wash-hand basin is inset into a vanity unit and there is a large walk-in shower cabinet.
Heated towel rail.

Bedroom One 3.66m x 3.66m (max) (12'94" x 12'95" (max))

This double bedroom faces over the rear of the house.
Fully carpeted and neutral decor.
Bank of fitted wardrobes and inbuilt chest of drawers are provided.

Bedroom Two 3.05m x 3.66m (max) (10'23 x 12'41" (max))

This double bedroom faces over the front of the house and has views over fields.
Fully carpeted and neutral decor.
A double wardrobe is provided and further inbuilt cupboard provides lots of storage.

Outside

To the rear is an enclosed courtyard garden with easy to maintain planted borders and gate leading to the rear driveway/parking spaces.

Tenants Information

Tenant charges as per the Tenant Fees Act 2019

- Rent – as set out in the tenancy
- Tenancy deposit – equivalent of 5 weeks' rent or use of Deposit scheme if offered by your landlord (and you have met the eligibility criteria for Reposit).
- Reservation monies – equivalent to one week's rent.
- Payment in the event of a default – such as loss of keys, security device, alarms etc. The tenant will pay the cost of replacement keys or devices including any associated contractor bills and £30 (including VAT) for administration.
- Payment on variation, assignment or novation of a tenancy – £50 (including VAT) per change. For example; change of name such as marriage, divorce or transgender; change of the rent due date; inclusion or exclusion of pets; change for permitted occupiers.
- Payment on early termination of the tenancy – cost of landlord's reasonable fee to remarket, plus a £50 administration fee for the Deed of Surrender.
- Payment for Council Tax to the end date of your tenancy.
- Payment for utilities – such as gas, electricity, water, LPG or oil.
- Payment for a television licence.
- Payment for communication services.
- Charges for non-assured short hold tenants and licences (contractual agreements).
- Reference fee – £150 (including VAT) per tenancy.
- Right to Rent check (for permitted occupiers) – £50 per occupier. All other charges listed above also apply.

- Referencing on vacation of a property – should a reference be requested from Emsleys Estate Agents' Lettings and Property Management service from a referencing agency or other body, a charge of £50 (including VAT) per tenant will be required in exchange for a reference. We will require proof of a tenant's consent to supply a reference.

No Deposit Scheme/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service charge equivalent to just one weeks rent whilst Landlord's will receive 8 weeks protection

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

Book A Viewing

To arrange a viewing, please complete our online application form via the website. You only need to submit this form once; it will cover all the properties you are interested in.

What Happens Next?

- Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

- Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

- After Your Viewing: If you wish to apply for the property, please c o n f i r m y o u r i n t e r e s t v i a e m a i l t o PropertyManagement@emsleysstateagents.co.uk.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

