

3. A credit check and references are required.
4. No pets or smokers as per lease.
5. An EPC is available on this property
6. A refundable tenancy deposit £1009

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 £201

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 January 2022

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



Wetherby ~ 43 Pentagon Way, LS22 6AU

An attractive two bedroom first floor apartment revealing stylish and contemporary open plan living accommodation within this highly sought after new build development of Spofforth Park, conveniently placed for Wetherby town centre and commuting further afield to Harrogate, Leeds and York.

- Open plan living kitchen dining accommodation
- Two bedrooms
- House bathroom
- Allocated parking space and access to visitor parking
- Bin store and access to communal bike store
- Available from February 2022



1 Recep



2 Beds



1 Bath

£875 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 and M1 link south of Aberford.

DIRECTIONS

Proceeding from Wetherby along Spofforth Hill turn right into the Spofforth Park development onto Ingsbarrow Gate, turn right onto Bridle Way then as you reach the central open pentagon of Spofforth Park turn left onto Pentagon Way proceeding round the corner and the property is located on the left hand side with a Renton & Parr for sale board.

THE PROPERTY

An attractive two bedroom first floor apartment forming part of The Clocktower, within the extremely popular and recently built Bellway development of Spofforth Park. Tastefully finished and stylishly decorated, benefiting from gas fired central heating and double glazed windows the newly built and energy efficient accommodation in further detail giving approximate room sizes comprises :-

THE ACCOMMODATION

ENTRANCE HALL

With internal post boxes and notice information. Stairs leading to :-

FIRST FLOOR

ACCOMMODATION TO THE FLAT

ENTRANCE HALLWAY

Pendant lighting, storage cloaks cupboard with electric consumer unit, radiator to side and telephone intercom to front door. Doors leading to :-

MASTER BEDROOM

13'1" x 8'0" (4m x 2.46m)

With double glazed window to front, radiator beneath, pendant lighting.



BEDROOM TWO

10'5" x 7'6" (3.19m x 2.3m)

Double glazed window to front, radiator beneath, pendant lighting.



HOUSE BATHROOM

6'5" x 6'4" (1.98m x 1.95m)

A modern white suite comprising panelled bath with shower above, low flush w.c., floating pedestal wash basin, part tiled walls, laminate flooring, recessed ceiling lighting and extractor fan.



OPEN LIVING DINING KITCHEN AREA

20'7" x 16'9" (6.29m x 5.13m) max overall

KITCHEN AREA

12'8" x 9'8" (3.88m x 2.97m)

With a modern range of wall and base units, cupboards and drawers, electric integrated Zanussi oven with electric hob and extractor hood above, integrated fridge freezer, dishwasher and automatic washing machine and tumble dryer, laminate work surface, stainless steel sink unit with mixer tap, laminate flooring, double glazed window to rear with double radiator beneath and recessed ceiling lighting. Integrated boiler cupboard housing Ideal Logic combi-boiler.



LIVING AREA

16'9" x 11'0" (5.13m x 3.36m)

Light and bright open plan living area with double glazed window to rear, double radiator, pendant lighting.



TO THE OUTSIDE

The front of the property is maintained with lawned communal front garden, beech hedging and wrought iron fence with stone pillars, paved driveway under archway leads to parking area at the rear of the property, boarded with shrubs, bushes and bark-chip, bin store screened behind timber fencing in undercroft archway along with meter cupboards and access to communal external store cupboard/bike store.



COUNCIL TAX

Band B (from internet enquiry)

LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £875 per calendar month, payable monthly in advance.