

6. A refundable tenancy deposit £980.00

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 £196.00

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 August 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



6 High Street, Bramham, West Yorkshire, LS23 6QQ NOT TO SCALE For layout guidance only

### 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.



## Bramham ~ Poppy Cottage, 6 High Street, LS23 6QQ

Nestled in the heart of this popular historic village this two bedroom period cottage with converted loft room provides an exciting opportunity for first time buyers or investors alike.

- Characterful cottage with many original features
- Excellent village location
- Fitted bedroom furniture with plenty of storage
- Low maintenance courtyard

**£850** PER CALENDAR MONTH

  
1 Recep

  
2 Beds

  
1 Shower Room



CHARTERED SURVEYORS  
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VALUERS

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All-round excellence, all round Wetherby since 1950



## BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. Rail connections are available in both Leeds and York with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The Market Town of Wetherby offers excellent shopping, schooling and sporting facilities including swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

### DIRECTIONS

Entering Bramham along Thorner Road, turn left onto Paradise Way. Follow the road round to the right onto Wetherby Road passing Bramham Post Office on your right hand side, continue and turn left onto Town Hill, continue for a short while passing the Swan Pub on your left hand side. The road becomes the High Street and the property is identified on the left hand side by a Renton & Parr for sale board.

### THE PROPERTY

A charming two bedroom terraced cottage with skilfully converted loft space currently being used as a guest bedroom. Recently fitted kitchen and downstairs shower room. The accommodation which benefits from gas fired central heating in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### FRONT ENTRANCE

Access to the property gained via hardwood door with multi-paned glass panel above.

#### LOUNGE

11'9" x 11'3" (3.58m x 3.43m)



With wooden frame sliding sash window to front, deep wooden sill with useful storage beneath, attractive stone fireplace with exposed chimney, generous multi-fuel stove, recessed shelving to both sides along with storage cupboard, single radiator, exposed ceiling beams, two wall lights.

#### BREAKFAST KITCHEN

11' x 9'3" (3.35m x 2.82m)

Fitted with a modern cream suite comprising wall and base units, cupboards and drawers, solid oak block work surfaces with Belfast sink and mixer tap, oven with ceramic hob, space and plumbing for automatic washing machine and dishwasher. Cupboard housing Ideal gas fired combination boiler, part tiled walls, tiled floor covering, feature radiator, space for fridge freezer, telephone point, exposed ceiling beams, window to rear.



#### REAR LOBBY

Serving access to private rear courtyard. Window to rear, tiled floors.

#### SHOWER ROOM



Fitted with a modern white suite comprising low flush w.c., vanity wash basin, cupboards beneath, walk-in shower cubicle, attractive wall and floor tiles, window to rear,

chrome ladder effect heated towel rail, double shaver socket, eye-level medicine cabinet with mirrored door, staircase to first floor with split landing, understairs storage cupboard.

#### BEDROOM ONE

11'11" x 11'3" (3.63m x 3.43m)

With sliding sash window to front, deep window sill beneath, period feature fireplace with pine surround and mantle along with decorative tiled hearth, fitted wardrobes to one side providing ample hanging space, fitted shelves within, exposed wood flooring covering.



#### BEDROOM TWO / STUDY

11'3" x 9'7" (3.43m x 2.92m)

With window to rear, fitted furniture comprising double wardrobe, desk with drawers beneath and shelves above, single radiator, exposed wood floor. Staircase to :-



#### CONVERTED LOFT SPACE

12'4" x 10'8" (3.76m x 3.25m)

A characterful room with exposed ceiling beams currently used as a guest room with ample fitted wardrobe and storage space to one side, matching shelves to the other. Velux window revealing splendid view over Bramham Church, the village square and countryside beyond. Double

radiator, wall lights.



### OUTSIDE

The property enjoys a stone flagged forecourt garden to front along with a low maintenance flagged courtyard to rear with electricity and water supply. Wood store.



### COUNCIL TAX

Band C (from internet enquiry).

### LANDLORDS REQUIREMENTS

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £850 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