

Meadow House, 2 Farfield Court,  
Wetherby Road, Bramham, LS23 6FX



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**£1,875 pcm**

EPC Rating B

### Description

A recently constructed four bedroom detached house located on this select and exclusive privately gated development now nearing completion. The property has been appointed to a very high standard and offers excellent open plan living including a large dining kitchen with a central island and attractive living room with feature fireplace and log burner. There are two good bathrooms plus a useful cloakroom on the ground floor. With a south facing garden (maintained at the landlords expense) and patio the property has a pleasing aspect to the rear. There is off road parking to the side. The property offers energy efficient living and has underfloor heating via a Calor gas system and double glazing. Potential tenants should be aware the property is located on a development site nearing completion, there will therefore be some disturbance from construction traffic, the A1 motorway is also audible when outside the property.

### Location

Situated on the edge of this popular and sought-after village ideally located within very close proximity to the A1 motorway and with access to Wetherby, Boston spa, Leeds and Harrogate.

### Unfurnished

Floor and window coverings, cooker, refrigerator, freezer, washing machine and dishwasher included.

### Directions

From the roundabout at Wetherby take the A168, at the next roundabout go straight on continuing along the A168 towards Bramham. At the T junction turn left and go over the motorway. Take the next left onto Paradise Way. At the sharp right hand bend bear immediately left through the private gates and follow the road to the development. Meadow House is the first property on the right.

### Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 6 months, with the option to extend monthly by arrangement, subject to contract.
2. References will be obtained using a credit reference agency.
3. Pets by Landlord's consent (but no cats). Sorry, no smokers.
4. If consent is granted by the landlord for a pet, the rent will increase to £1,915 pcm.
5. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
6. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
7. We have been advised by Leeds City Council that the property is in Band E for the purpose of Council Tax.
8. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
9. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
10. This property will be managed by the landlord.
11. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.

### Rental Terms

£1,875 pcm excluding utilities. Deposit £2,160

### Available

Early November 2022

### Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

### Details Produced

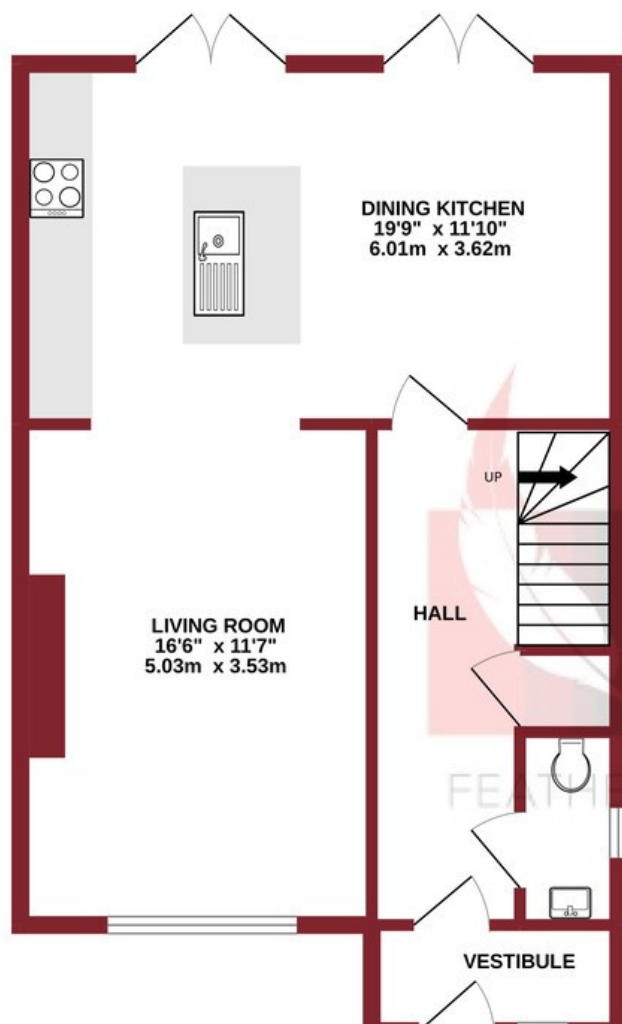
29 September 2022



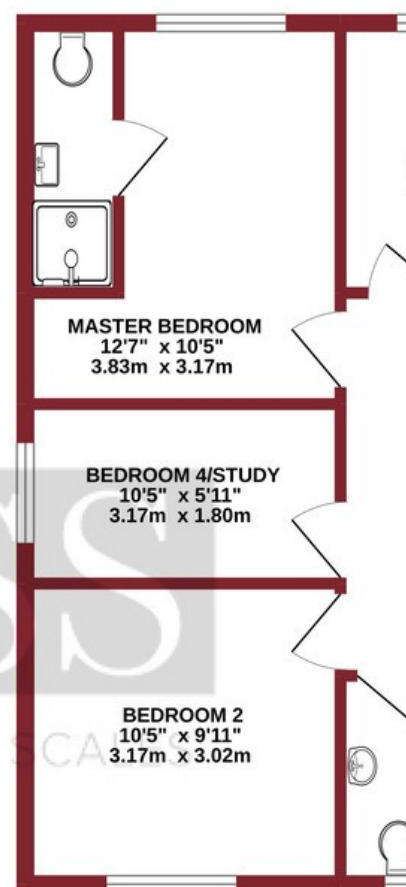




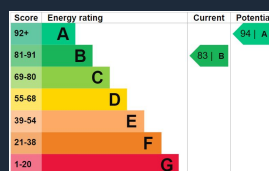
**GROUND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



**1ST FLOOR**  
560 sq.ft. (52.0 sq.m.) app



**IMPORTANT NOTICE:** 1. **Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smailes Scales LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Feather Smailes Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. **Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. 3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. **VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smailes & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



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