

20 Rochester Row  
Sherburn In Elmet, Nr Leeds, LS25 6FZ

**TO-LET FULLY FURNISHED  
£995 PER CALENDAR MONTH**

# Property Features

- Superbly presented Semi House on edge of popular Village
- Lounge & Dining Kitchen with integrated appliances
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Gardens & Off Street Parking
- Ideally placed for commuting to Leeds & York



## Full Description

### SITUATION

The property is best approached from South Milford via the A162 and on entering Sherburn-in-Elmet take the first right turn into Bramley Park Avenue. After passing the Playing Field on the right handside take the next right turn into Rochester Row, where the property will be found on the right handside.

### THE PROPERTY

This consists of a superbly presented Semi-Detached House which enjoys open views to the front, being situated on the edge of the popular residential Village of Sherburn-in Elmet which is ideally placed for commuting to Leeds and York. The fully furnished accommodation presently comprises:



### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator and enclosed staircase to the first floor.

#### CLOAKROOM

White suite comprising low flush WC and corner washbasin with tiled splash back. Radiator.



#### LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m)

Radiator and understairs cupboard.

#### DINING KITCHEN 15' 3" x 8' 9" (4.65m x 2.67m)

Range of units comprising sink unit, base units with granite worktops and upstands and wall cupboards. Built in oven and induction hob with chimney extractor over. Integrated fridge freezer, dishwasher and washer/drier. Radiator, porcelain tiled floor, cupboard housing gas central heating boiler and French doors to the rear Garden.



## FIRST FLOOR

### LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a Linen cupboard are:

### MASTER BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m)

Radiator, cupboard overstairs and leading to:

### ENSUITE SHOWER ROOM

White suite comprising shower cubicle with twin shower heads, pedestal washbasin and low flush WC. Heated towel rail and part ceramic tiled walls.

### REAR BEDROOM 9' 0" x 7' 6" (2.74m x 2.29m)

Radiator.

### REAR BEDROOM / DRESSING ROOM 7' 6" x 6' 0" (2.29m x 1.83m)

Radiator.

### HOUSE BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower over bath with side screen. Heated towel rail and part ceramic tiled walls.

### TO THE OUTSIDE

Two OFF STREET PARKING SPACES to side.

Hard Landscaped Forecourt Garden.

Enclosed Rear Garden with Astroturf and Patio Area.

### SERVICES

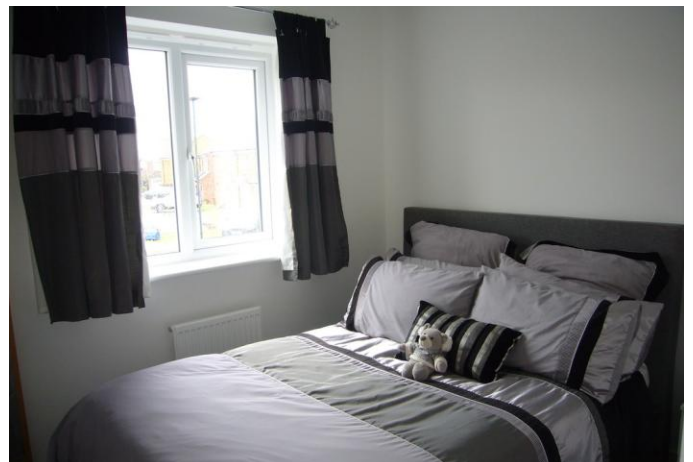
It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

### COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the Selby District Council.

### PLEASE NOTE

The Tenant will not have access to the loft and the loft hatch will be locked. The two garden sheds in the rear garden are not included in the Let and will also be locked.



**TERMS & CONDITIONS**

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

**RENT & BOND**

RENT: £995 per calendar month payable in advance.

BOND: £1140 payable on the signing of the Agreement.

**HOLDING DEPOSIT**

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £225.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

**VIEWINGS**

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

**ENERGY PERFORMANCE GRAPHS**

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements