



8 Rockcliffe Court, Tadcaster, LS24 8HT

£800 pcm

Bond £923

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

8 Rockcliffe Court, Tadcaster, LS24 8HT

A three bedroomed first floor apartment, situated within easy reach of the centre of the market town of Tadcaster and close to local amenities. The apartment provides well presented and spacious accommodation comprising a large sitting room together with a well equipped kitchen, three bedrooms and modern bathroom. A particular feature of the property is the balcony which provides an outdoor sitting space access via glazed sliding doors from the sitting room. EPC Rating C.

FIRST FLOOR

LIVING ROOM

A spacious reception room with glazed doors leading to a balcony.

KITCHEN

With a range of modern fitted wall and base unit with gas hob, double oven and integrated appliances.

BEDROOMS

There are three good size bedrooms.

BATHROOM

A modern white suite comprising WC, basin set within a vanity unit and bath with shower above.

OUTSIDE

The property has a balcony which is accessed directly from the apartment and provides an outdoor sitting space.

COUNCIL TAX

The property has been placed in Council Tax Band B

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No children or sharers without landlord's consent. No Pets.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			