

payable on commencement and refundable on termination provided that the tenant has complied with his/her covenants.

5. The property will be available and term may commence on the completion of the lease and payment of the first months rent, deposit and any other charges (subject to satisfactory references having been provided).

6. A credit check and references are required and there is a charge for this payable by the proposed tenant/s.

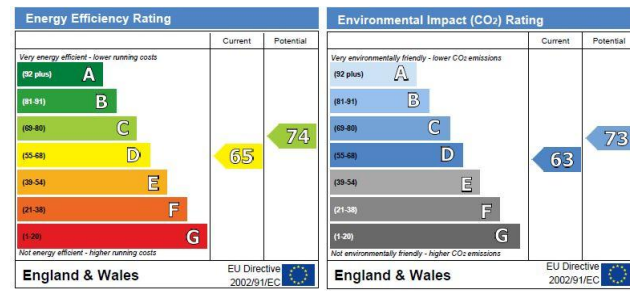
7. No smokers. Pets by prior arrangement.

8. An EPC is available on this property

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2017



## Clifford ~ 19 Willow Avenue, LS23 6LA

Spacious and well-presented three bedroom mid-terrace house situated in this popular residential location within the historic village of Clifford.

- Three bedroom popular style mid terrace house
- Kitchen/dining area and separate lounge
- Two double bedrooms, house bathroom and bedroom three to first floor
- Stone flagged driveway and gravel garden to front
- Attractive lawned garden with well-stocked borders to rear

**£850** PER CALENDAR MONTH

### MISREPRESENTATION ACT

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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 warrant whatever in relation to this property.



**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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All-round excellence, all round Wetherby since 1950

## CLIFFORD

Clifford is an attractive West Yorkshire village with its own Churches, public houses and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the village of Boston Spa.

### DIRECTIONS

Entering Clifford from Boston Spa heading along Clifford Moor Road. Continue onto Willow Lane and turn left onto Bellwood Avenue, then take the second left onto Moor Avenue and first left onto Willow Avenue where the property will be located on the left hand side by a Renton & Parr 'to let' board.

### THE PROPERTY

A tastefully decorated three bedroom mid-terraced house benefiting from the insulation of double glazed UPVC windows and gas fired central heating boiler. The accommodation in further detail giving approximate room dimensions comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

Accessed gained via modern composite door with UPVC window to side, radiator, staircase to first floor.

#### LOUNGE

18' x 10' 9" (5.49m x 3.28m)

A light room with large double glazed window to front aspect, double radiator beneath, sliding patio doors to rear, dado rail, T.V. aerial, telephone point.



#### KITCHEN/DINER

18' x 13' 2" (5.49m x 4.01m) (to widest points)

A fitted kitchen area with coloured wall and base units, cupboards and drawers, integrated oven with four ring gas hob, extractor hood above, inset one and a quarter stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine and tumble

dryer, space for fridge, tiled splashback, double glazed window to rear aspect enjoying a pleasant view over well maintained gardens, single door to rear. Useful understairs storage cupboard with shelves.



Dining area with double glazed window to front aspect, radiator beneath.

### FIRST FLOOR

#### LANDING AREA

With double glazed window to rear aspect.

#### BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m) (into door recess)



With double glazed window to front, radiator beneath, built in wardrobe with ample hanging space and shelving above.

#### BEDROOM TWO

11' x 9' 9" (3.35m x 2.97m)

With double glazed window to front, radiator beneath, useful storage cupboard, ceiling cornice.



#### BEDROOM THREE

7' 8" x 7' 8" (2.34m x 2.34m)

With double glazed window to rear aspect, ceiling cornice.

#### HOUSE BATHROOM

6' 9" x 6' 9" (2.06m x 2.06m)

An attractive white suite comprising 'p' shaped bath with wall mounted shower fittings above and glass shower screen, part tiled walls, tiled floor covering, low flush w.c., pedestal wash basin, chrome ladder effect heated towel rail, double glazed window to rear aspect, ceiling cornice, extractor fan.



### TO THE OUTSIDE

The property enjoys an attractive stone flagged driveway providing off-street parking.

To the front a low maintenance gravel garden with deep well-stocked borders boasting a variety of shrub and plant

life. To the rear, the garden is laid mainly to lawn again with deep well-stocked flower borders and established bushes to the perimeter.



Hard standing patio area, greenhouse, wooden fence perimeter.

### FEES APPLY

Typical fees are as follow :-

X1 tenant £200 (inclusive of VAT)

X2 tenants £250 (inclusive of VAT)

Additional fees may apply if a guarantor is required.

### TERMS OF LEASE

1. An Assured Shorthold Tenancy for a certain term of 6 months.
2. Rent of £850 per calendar month, payable monthly in advance.
3. The tenant to pay electricity, gas, oil, council tax, water rates, own contents insurance, telephone charges, etc. (where chargeable)
4. A deposit in the sum of one months rent plus £100