

RPMS LETTING

EST. 1993



Butterfly Meadows, Beverley

****REDUCED****

DETACHED family home located in the sought after Molescroft suburb of Beverley, close to local schools and doctor's surgery. The property has been NEWLY CARPETED throughout and briefly comprises; Lounge. Kitchen/diner, two DOUBLE bedrooms (master has EN-SUITE and FITTED WARDROBES) and 3rd single bedroom, house bathroom with SHOWER over the bath. Rear lawn garden, UPVC double glazing, DRIVEWAY for 2+ cars and GARAGE

£695 pcm

- Three Bedrooms
- Council Tax Band - D
- Available Now
- Unfurnished
- EPC Rating - 64
- Security deposit - £800*

*see staff for details

LOVE IT? WANT TO APPLY? - VISIT WWW.RPMS.CO.UK/APPLY TO REQUEST YOUR APPLICATION FORM

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ENTRANCE HALL 6' 0" x 3' 0" (1.829m x 0.925m) with brand new carpet

WC

LOUNGE 17' 7" x 14' 8" (5.368m x 4.472m) with brand new carpet, staircase off, fireplace

KITCHEN/DINER 14' 5" x 9' 0" (4.403m x 2.756m) with tiled flooring, wooden wall & base units, integrated oven and hob, space for washing machine and freestanding fridge freezer, French doors to rear garden

MASTER BEDROOM 8' 3" x 11' 7" (2.533m x 3.556m) with brand new carpet & fitted wardrobes

ENSUITE 4' 4" x 5' 10" (1.325m x 1.799m) with vinyl flooring, separate shower cubicle

BEDROOM 10' 6" x 8' 0" (3.218m x 2.441m) double size, brand new carpet

BEDROOM 8' 8" x 5' 11" (2.666m x 1.804m) single size, brand new carpet

BATHROOM 5' 6" x 6' 2" (1.696m x 1.887m) with brand new vinyl flooring, white 3-piece suite

EXTERIOR lawned rear garden with patio area, driveway for 2+ cars and single detached garage

- Please note all properties are available and provided "as seen" on the viewing. Applicants must ensure that they are satisfied with the contents and condition of the property before applying. Any changes or amendments must be requested in writing on application, prior to acceptance to RPMS.

- Pets maybe accepted, dependent on marketing and by negotiation. RPMS charge an extra £10 per calendar month rent per pet (excluding caged i.e hamster, snake, rabbit, birds or fish). Tenants must also sign an Addendum to the Assured Shorthold Tenancy Agreement.

- Be first to new properties and sneak peeks on our Facebook page (www.facebook.com/rpmsletting/)

Fees

Details of our fees can be found on our website – www.rpms.co.uk/tenants/fees/

- RPMS Letting are members of ARLA PropertyMark and are covered by their client money protection scheme (www.arla.co.uk)

- RPMS are members of the Property Ombudsman (www.tpos.co.uk)

WANT TO APPLY? – CONTACT THE PORTFOLIO MANAGER

KATIE PUCKERING MARLA | KATIE.P@RPMS.CO.UK | 01482 319605

TERMS & CONDITIONS

FEES

RPMS Letting charge the fees below for application. All fees are inclusive of VAT

- Reservation Fee – one weeks rent*

PLEASE NOTE THE ABOVE FEE MUST BE PAID WITHIN 3 WORKING DAYS AFTER ACCEPTANCE**

*If the referencing is satisfied and tenancy agreement is signed, the reservation will be added to the rent account.

CONTRACT

A tenancy offer is subject to contract and the following:

- Application form and Guarantor Form (if required) are fully completed.
- Required fees (see above) are paid
- Employment and Landlord References are fully completed and returned
- The Landlord has accepted the application.

If the applicant decides to withdraw their application at any point after the fees have been paid, there will be NO REPAYMENT OF FEES.

If the Landlord or Agent decides to stop the application due to false information provided on the application, NO REPAYMENT OF FEES will be given.

If the Landlord or Agent decides to stop the application, not in line with the above comment a FULL REPAYMENT OF FEES PAID will be made.

An applicant's requested move in date will be confirmed by RPMS after all checks are complete.

The property is advertised 'as seen' and will be in the same condition at the start of your tenancy as it was on your viewing. Any amendments to this must be requested (below) and agreed in writing prior to application fees being paid.

Upon receipt of satisfactory references

You pay the balance of the deposit and your agreement will then be issued to you for signature.

An appointment is made for you to come to the office to complete your move in on the date confirmed by RPMS, when you are required to return the signed agreement and accompanying paperwork.

RPMS DOES NOT ACCEPT ANY PAYMENT BY CHEQUE – ONLY BANK TRANSFER, DEBIT/CREDIT CARD AND CASH ARE ACCEPTED