

RPMS LETTING

EST. 1993



Westwood Gate, Beverley

LARGE four bedroom detached family home located off Cartwright Lane, close to Beverley Westwood and WITHIN WALKING DISTANCE of the town centre. The property comprises; entrance hall, three RECEPTION ROOMS including study, dining room and LARGE lounge, fitted kitchen with appliances, separate UTILITY ROOM, four good size bedrooms (master has EN-SUITE), family bathroom. Front and rear lawns, DOUBLE GARAGE and further OFF STREET parking for several cars

£1,200 pcm

- Four Bedrooms
- Council Tax Band - F
- Available Now
- Unfurnished
- EPC Rating - 60
- Security deposit - £1,380 *

*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 12' 0" x 8' 2" (3.662m x 2.503m) with wooden flooring, stairs leading to first floor

WC

STUDY 10' 8" x 4' 8" (3.254m x 1.429m) with carpet

DINING ROOM 11' 3" x 10' 8" (3.439m x 3.266m) with carpet

LOUNGE 16' 4" x 10' 8" (4.995m x 3.259m) with carpet, log burner and French doors leading to rear garden

KITCHEN/UTILITY 12' 11" x 10' 7" (3.958m x 3.250m) with wooden flooring, wooden wall & base units, oven and grill, dishwasher, separate utility room with washing machine and large storage cupboard

BATHROOM 8' 2" x 8' 4" (2.509m x 2.544m) fully tiled with chrome heated towel rail, W.C., pedestal sink, bath with hand-held shower

MASTER BEDROOM 15' 4" x 11' 3" (4.698m x 3.437m) with carpet

ENSUITE 8' 4" x 4' 10" (2.553m x 1.475m) with tiled flooring, chrome heated towel rail, W.C., circular stone sink, separate shower cubicle

BEDROOM 7' 5" x 9' 6" (2.271m x 2.901m) with carpet

BEDROOM 10' 7" x 9' 6" (3.240m x 2.900m) with carpet

BEDROOM 10' 6" x 10' 8" (3.224m x 3.270m) with carpet

EXTERIOR front & rear lawns, double garage with side access door, further off street parking for several cars

- 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.

WANT TO APPLY? — PLEASE COMPLETE OUR PRE-APPLICATION FORM ON WWW.RPMS.CO.UK/APPLY

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