

Apartment 1, Parsons Yard, Westfield
Terrace, Tadcaster, LS24 9JL



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£670 pcm

EPC Rating B

Description

An immaculately presented 2 bedroomed ground floor apartment equipped to an excellent standard. The property benefits from gas central heating, double glazing, security alarm and entry intercom system, The apartment has been neutrally decorated and carpeted to a high standard throughout with a modern fitted living kitchen and bathroom with shower over bath. Outside there is a communal bike store and an allocated off street parking space. An internal inspection is recommended to appreciate the finish of this property.

Location

Situated within walking distance of Tadcaster town centre, close to a host of local amenities, sports and leisure facilities. The apartment is also located within good access of the A1, M1 and M62 motorways, as well as York, Leeds, Wetherby and beyond.

Unfurnished

Floor and window coverings, electric oven and hob, fridge/freezer, washer/dryer, BT and satellite connection points included.

Directions

Proceed out of Harrogate on the A661 Wetherby Road. At Wetherby continue on the A168 towards Boston Spa, then take the A659 into Boston Spa. Continue along the A659 into Tadcaster, after Riverside Primary School turn left into Westfield Crescent and Westfield Terrace is on the left hand side.

Brief Terms

1. To be let on an Assured Shorthold tenancy for an initial term of 12 months.
2. References will be obtained using a credit reference agency.
3. Sorry, no children, no pets and no smokers.
4. You will be required to complete an application form to secure the property and pay a 'part security holding deposit' thus providing you with exclusivity during the referencing period.
5. If a property renewal is offered when the fixed term has expired, a tenant will not pay any tenancy renewal fees for extending the tenancy.
6. We have been advised by North Yorkshire Council that the property is in Band B for the purpose of Council Tax.
7. The property will be withdrawn from the market as soon as an application form is accepted and 'part security deposit paid', pending receipt of references.
8. In order to comply with the Right to Rent legislation, with your application form we will need to see your Passport, or national Identity card. Also required will be proof of residency in the form of a Utility bill or bank statement not more than three months old.
9. This property will be managed by Feather Smailes Scales LLP.
10. Feather Smailes Scales are members of The Tenancy Deposit Scheme (The Dispute Service) and the security deposit paid by the tenant will be held in the scheme and fully protected under the terms of the contract.

Rental Terms

£670 pcm excluding utilities. Deposit £770

Available

12th August 2023

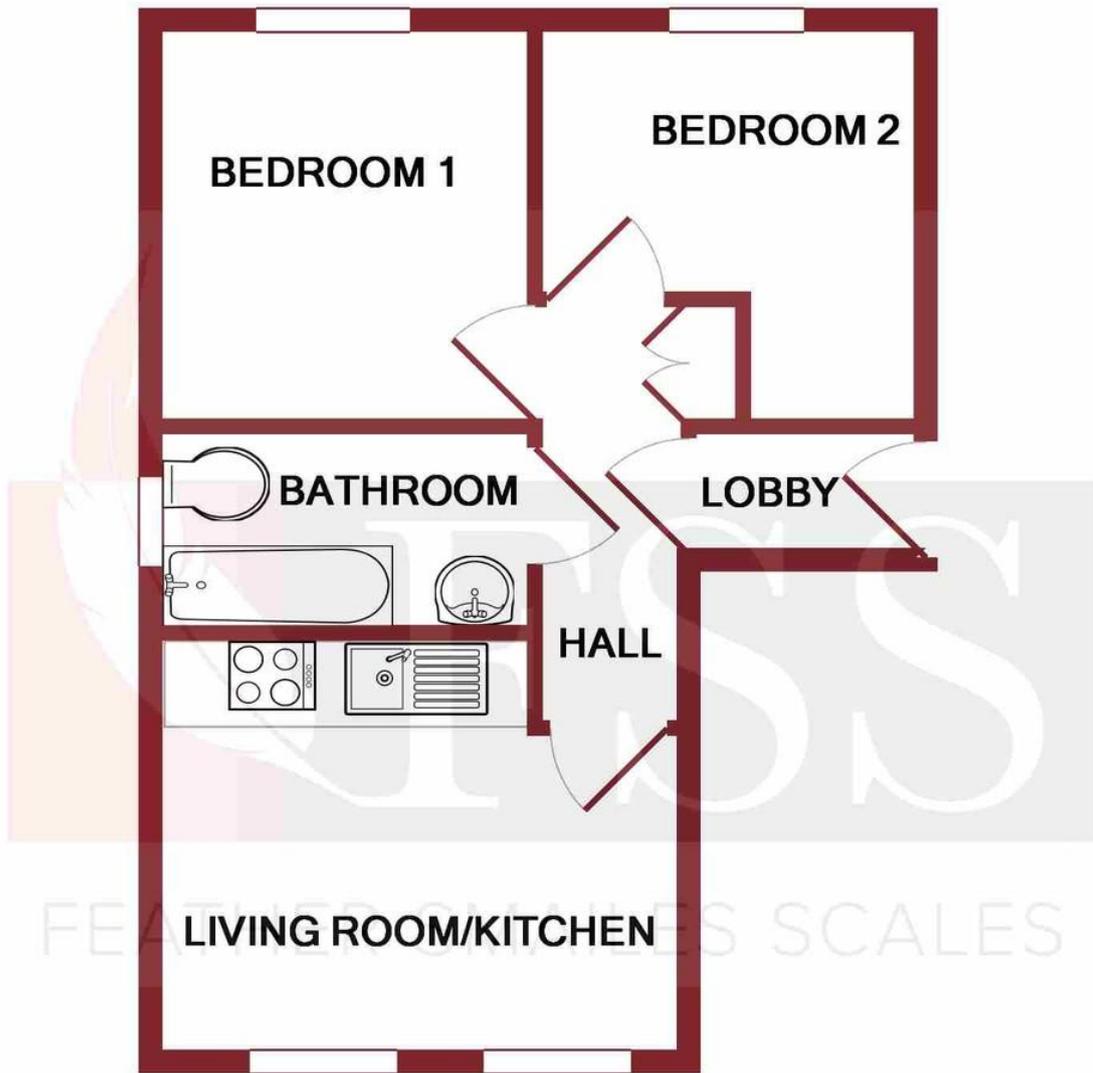
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

Details Produced

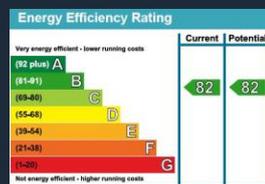
11 July 2023





TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)

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