



**01454 326846**

**gemma@mwfarringtons.co.uk**



## YORK CLOSE, YATE, BRISTOL

**£1,200 PCM**

AVAILABLE FEBRUARY 2024!

This two bedroom well presented property in Yate with off street parking and a garage.

Call Farringtons to arrange a viewing on 01454 326846.

**LET AGREED**

- Council Tax BAND B
- Enclosed Rear Garden
- EPC Rating C
- Gas Central Heating
- Modern Fitted Bathroom
- Initial 6 Month Tenancy to Long Term Let
- Kitchen / Diner
- Neutral decor
- Pets Considered

AVAILABLE FEBRUARY 2024!

A well presented two bedroom terraced house in York Close, Yate.

The ground floor of the property comprises of a open plan lounge area, fitted kitchen with space for appliances and an enclosed rear garden.

The first floor of the property boasts two bedrooms (one of which has fitted wardrobes) and a fitted bathroom shower.

Further benefits include: neutral decor throughout gas central heating, UPVC double glazing, off street parking and a garage.

Close to local amenities and bus stops with Yate train station not too far away.

Pets considered for the right applicant subject to £20.00 per month pet rent

EPC Rating C

Council Tax BAND B

Available early February 24

Permitted Payments:

1. A "Holding Deposit of £275.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.

2. A "Deposit" of £1380.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.

3. Pets are considered but will subject to £20.00 per month pet rent

4. A Payment of £50.00 will be due if you want to change the tenancy agreement

5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate

6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.

7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.

8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

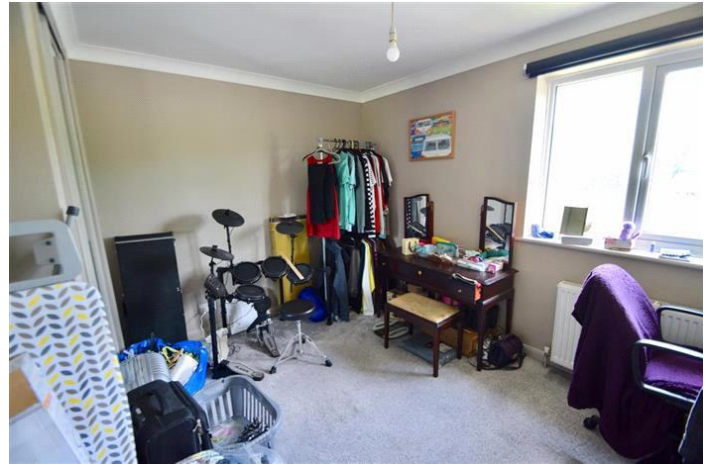
Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

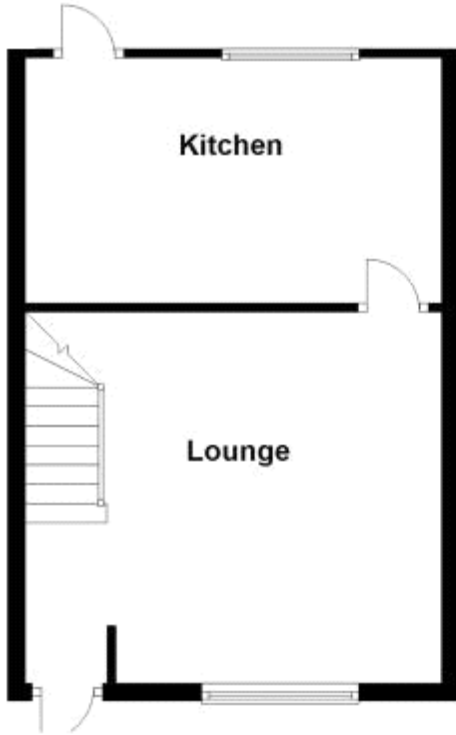
Deposit: £1,380

Holding Deposit: £275

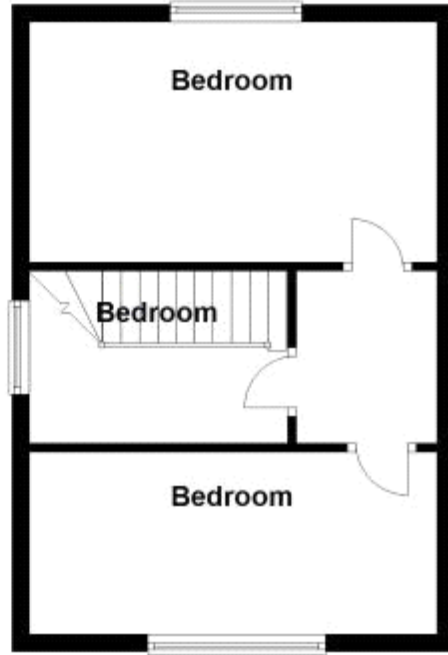


YORK CLOSE, YATE, BRISTOL  
£1,200 PCM

**Ground Floor**

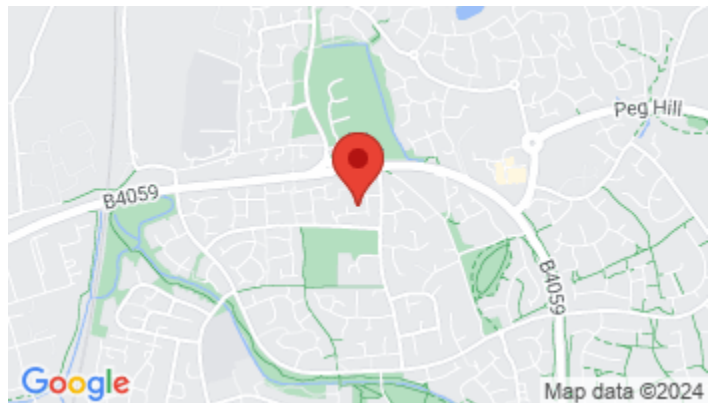


**First Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.