

SHARED HOUSE TO LET

OF INTEREST TO STUDENTS OR WORKING PEOPLE

25 WENTWORTH ROAD, YORK



This large terraced house is located in the Scarcroft Hill area of York, near the racecourse and within walking distance of the City Centre, and cycling distance of the University (via Millenium Bridge).

Accommodation, on the ground and first floors only (top floor out of use), comprises five bedrooms, breakfast kitchen and bathroom, plus separate shower room. The kitchen is fully equipped with all major items including electric cooker and washing machine.

**RENTAL PRICE PER ROOM FROM £60 (FOR SINGLE) to £70 (FOR DOUBLE)
PER WEEK PLUS SHARE OF BILLS**



ACCOMMODATION

GROUND FLOOR

- ENTRANCE HALL: Stairs to first floor
- RECEPTION 1: 3.79m x 4.61m
- RECEPTION 2: 3.91m x 3.14m with window, electric night storage heater, cornice and picture rail
- KITCHEN: L-shaped kitchen 6.19m x 3.09m plus 1.79m x 1.86m with fitted base and wall units, breakfast bar, electric cooker and washing machine. Timber entrance door with two windows to rear.

1ST FLOOR

- LANDING: Stairs to second floor (out of use)
- BEDROOM 1: 4.67m (into bay) x 4.18m, bay window to front
- BEDROOM 2: 4.40m x 3.87m to rear of house
- BEDROOM 3: 2.76m x 1.91m, window to front
- BEDROOM 4: 2.52m x 3.01m, window to rear, electric night storage heater, wash hand basin
- BATHROOM: 2.62m x 2.18m, part white/part green suite, wash hand basin, WC, bath with electric shower over, single glazed side window
- TOILET: Separate WC

AGENTS NOTES

Wiles Limited for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) 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;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having (for the purpose of the Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor/lessor;
- (iii) no person in the employment of Wiles Ltd has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Wiles Ltd or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser/Lessee to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser/Lessee:-
 - (a) that he has relied solely on his own judgement and/or that of his advisers;
 - (b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
 - (c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract;
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
 - (i) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
 - (ii) to make no approach to the vendors or lessors or their staff in any way;
 - (iii) to undertake to conduct all contact and negotiations through Wiles Ltd;
 - (iv) to submit any offer in respect of this property to Wiles Ltd, solely;
 - (v) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
 - (vi) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Wiles Ltd as would be due from the vendor/lessor;
- (vii) it is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.