



# THOMLINSONS

— 1870 —

## Terms & Conditions

### As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

### Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

### Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

### Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.



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## The Old Surgery, 21 Westfield Road, Tockwith YO26 7PY

£950 pcm



FITTED KITCHEN | TWO BEDROOMS | LOUNGE | ENCLOSED REAR YARD | OUTBUILDINGS

A charming end terrace cottage situated in the popular village of Tockwith with accommodation as follows: Lounge, Newly Fitted Kitchen with Appliances, Two Bedrooms and Shower Room. Enclosed Courtyard with outbuildings for storage.  
UNFURNISHED/NO PETS OR SMOKERS



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)





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## Directions

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The village of Tockwith is conveniently situated approximately 7 miles East of Wetherby and the A1 giving direct access to most Yorkshire centres such as Leeds, Harrogate and York. There is good shopping, schooling and recreational facilities close to hand. The property offers the following double glazed and gas centrally heated accommodation:

## Accommodation Comprises

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

with original quarry tiled floor

#### LOUNGE

12' 7" x 11' 8" (3.84m x 3.56m) having laminate wood floor, rustic brick fireplace with wood mantel and tiled hearth, understairs storage cupboard and window to front and side aspect

#### DINING KITCHEN

14' 11" x 7' 4" (4.55m x 2.24m) having range of newly fitted wall and floor mounted units with worktops over, fitted breakfast bar, integrated oven and hob with extractor over, dishwasher, washing machine, fridge and freezer, window to front, window to side and back door to rear yard

### STAIRS/LANDING

### FIRST FLOOR

#### BEDROOM ONE

14' 9" x 9' 5" (4.5m x 2.87m) having range of fitted wardrobes with hanging rail and shelves, built in cupboard and windows to front and side aspect

#### BEDROOM TWO

10' 10" x 8' 0" (3.3m x 2.44m) having window to rear aspect

#### SHOWER ROOM

part tiled and having newly fitted corner shower unit, low level wc and pedestal wash basin, window to rear aspect

#### OUTSIDE

having enclosed rear yard and outbuildings for storage.

#### COUNCIL TAX BAND C



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.