



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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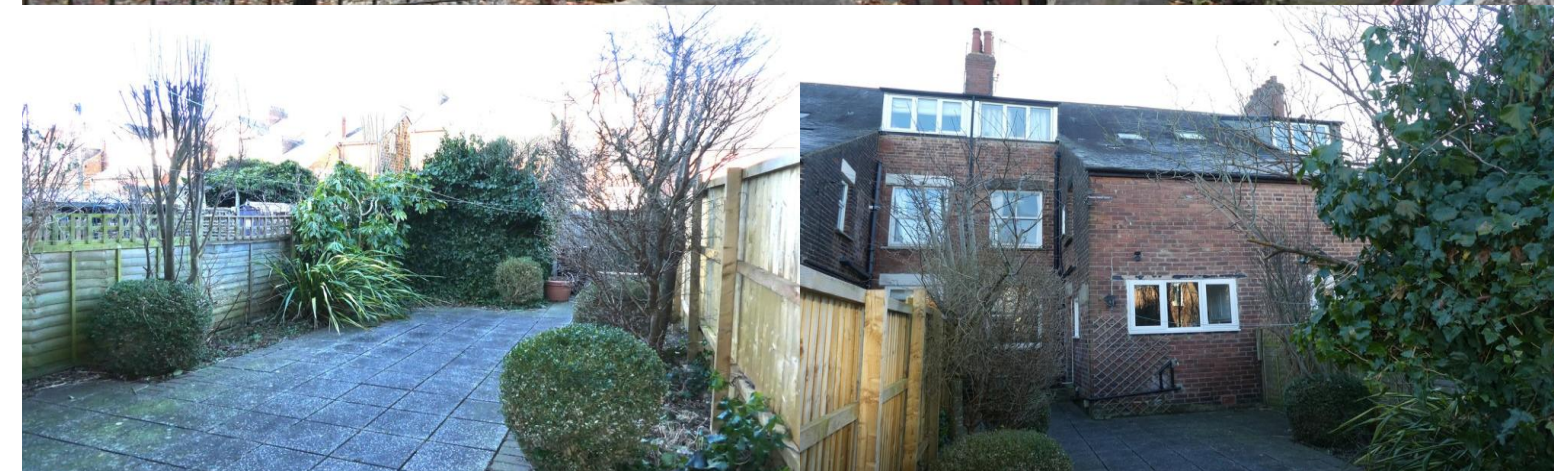


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103 Dragon Parade, Harrogate HG1 5DG

£1,450 pcm



CURRENTLY BEING RE-DECORATED | TWO RECEPTION ROOMS | FOUR BEDROOMS OVER TWO FLOORS | NO PETS |
 A substantial mid terrace traditional home ideally located for the Town Centre. The property is currently undergoing full decoration throughout: Lounge, Separate Dining Room, Kitchen, Four Bedrooms and Bathroom with Separate WC. Patio area to the rear with a good sized garden, access to Garage for storage and Permit Parking
UNFURNISHED NO PETS OR SMOKERS



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Directions

Accommodation Comprises

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

15' 0" x 11' 6" (4.57m x 3.51m) into bay window and having feature fireplace with mahogany Mirrored surround, cast iron and tiled inset and tiled hearth. TV aerial point and telephone point.

DINING ROOM

13' 2" x 11' 10" (4.01m x 3.61m) feature fireplace with mahogany surround and cast iron and Tiled inset and tiled hearth, telephone point.

KITCHEN

15' 5" x 8' 0" (0m x 2.44m) having a range of modern fitted units incorporating worktops with cupboards over and under, four ring gas hob with oven under and extractor over, stainless steel deep sink with drainer sink, space for fridge/freezer, dishwasher and washing machine. Under stairs storage area, Rear Patio with Access to Garage

FIRST FLOOR

Landing with storage cupboard

BEDROOM ONE

15' 7" x 15' 6" (4.75m x 4.72m) (into Bay) with ornamental fireplace and pine surround

BEDROOM TWO

13' 1" x 8' 9" (3.99m x 2.67m) having ornamental fireplace with painted surround and cast iron, window to rear

BATHROOM

part tiled and having suite comprising shower cubicle, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel rail and Storage cupboard.

SEPERATE WC

having low level WC, window

SECOND FLOOR

Half landing with storage cupboard.

BEDROOM THREE

15' 1" x 12' 10" (4.6m x 3.91m) window to front

BEDROOM FOUR

12' 9" x 8' 9" (3.89m x 2.67m) window to rear aspect

OUTSIDE

There is permit parking to the front of the property and a good sized rear garden with patio area and outhouse for storage

COUNCIL TAX BAND D