



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.

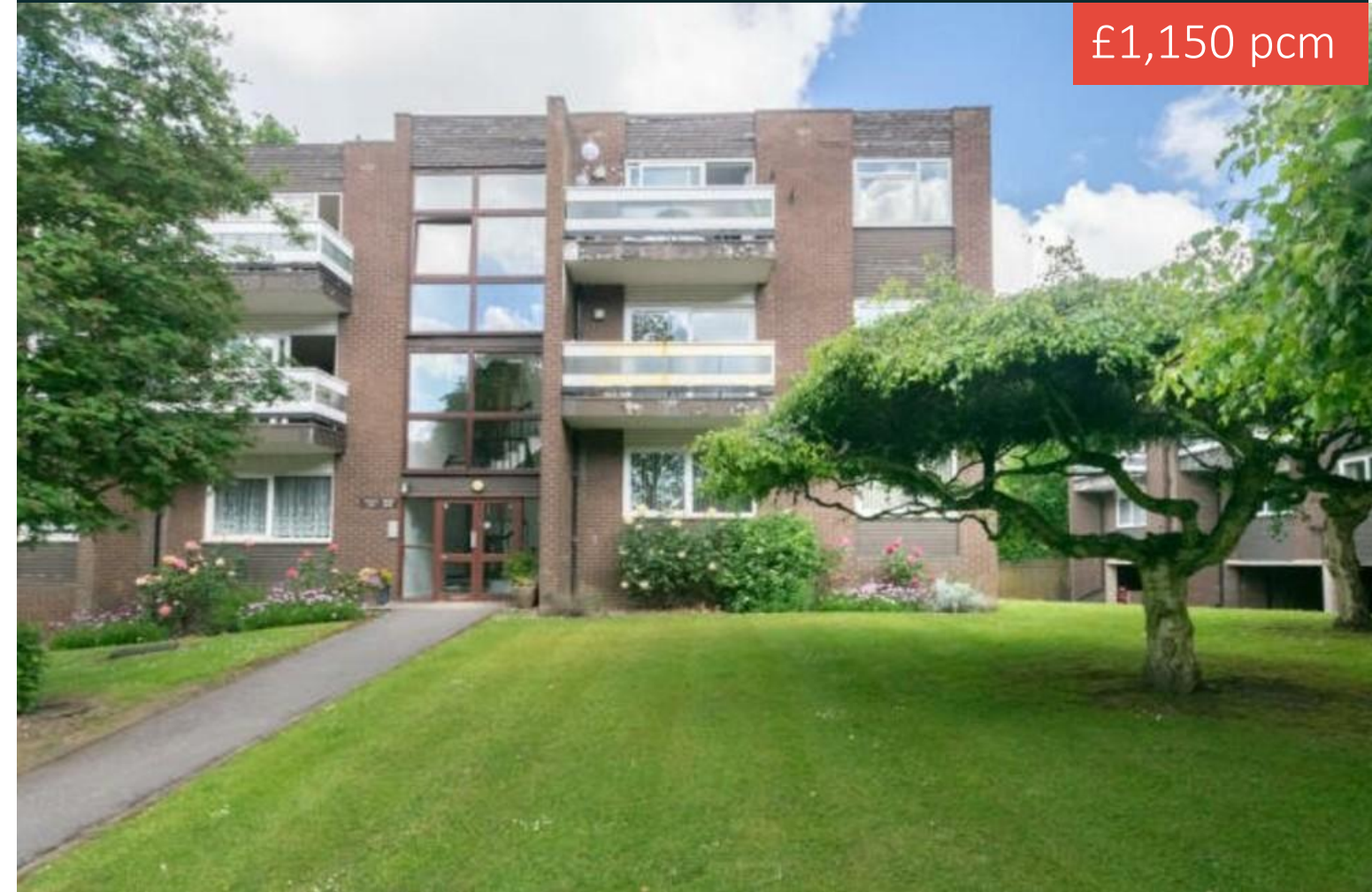


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25 Woodville Court, Roundhay LS8 1JA

£1,150 pcm



TOP FLOOR APARTMENT | THREE DOUBLE BEDROOMS | NEW KITCHEN | NEW BATHROOM | PART FURNISHED

A stunning newly refurbished three bedroom apartment immaculately presented throughout with fitted kitchen and bathroom which briefly comprises; Hallway, WC off, lounge/dining area with patio door and balcony, newly fitted kitchen, three double bedrooms and newly fitted bathroom. Communal gardens, parking.

PART FURNISHED/NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk





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Directions

Accommodation Comprises

SITUATION AND DESCRIPTION

Woodville Court is a few minutes from extensive amenities on Street Lane, including popular restaurants, cafe bars, and a variety of shops and small supermarkets. Roundhay Park offers many recreational amenities including parkland walks, the lakes, sports grounds on Soldiers Field, tennis courts, pretty Canal Gardens and Tropical World. Public transport services are available on Street Lane which provide access to the city centre and surrounding areas and the outer Ring Road is also close by, providing access to the business centres of Harrogate, York and Bradford and the A1-M1 link.

ENTRANCE HALL

with glazing to right making it light and airy, storage cupboards

CLOAKROOM

tiled and having WC and pedestal washbasin

LOUNGE/DINING AREA

light and spacious with patio door leading onto balcony

FITTED KITCHEN

with a range of newly fitted wall and floor mounted units with worktops over, integrated double oven and hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge freezer, part tiled and LED ceiling lights, window to side

DOUBLE BEDROOM ONE

with window to rear aspect

DOUBLE BEDROOM TWO

with window to rear aspect

DOUBLE BEDROOM THREE

with window to side aspect

OUTSIDE

private parking and communal gardens

COUNCIL TAX BAND C

NOTE

Please note there will be scaffolding outside the apartments for a short time whilst the outside is refurbished

