



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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Hill Crest, Main Street, Kirk Deighton LS22 4EB

£1,750 pcm



STONE COTTAGE | THREE BEDROOMS | SEPERATE ONE BED ANNEXE | VILLAGE LOCATION | RURAL VIEWS

A stunning three bedroomed extended semi detached stone cottage with a separate one bedroom annexe with private entrance, and off street parking in the sought after village of Kirk Deighton: Dining Kitchen, Lounge, Boot Room, Utility, Three Bedrooms and house bathroom. Separate one bedroomed annexe. Off street parking.

UNFURNISHED NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk





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Directions

Accommodation Comprises

DESCRIPTION & SITUATION

This stone built extended semi detached cottage is located opposite Kirk Deighton church and used to be the former Headmasters House, retaining many original features the property comprises;

GROUND FLOOR

Entrance hall

LOUNGE

16' 2" x 12' 1" (4.93m x 3.68m) (into bay) with large bay original sash window to side aspect and sash window to front, open fireplace with tiled hearth and surround

DINING KITCHEN

21' 0" x 14" 0" (6.4m x 4.27m) with original window to front and side, tiled floor, gas fired AGA cooker with alcove display cabinets either side, wall and floor mounted pine units with Belfast sink and mixer tap, space for dining table, large understairs storage cupboard, beams to ceiling, door to;

REAR PORCH

windows and door to rear yard and separate large Utility/Outhouse formerly the wash house.

BOOT ROOM

9' 6" x 8' 7" (2.9m x 2.62m) with flagged stone floor and door to gravelled drive

ANNEXE/BEDROOM FOUR

21' 2" x 9' 5" (6.45m x 2.87m) with beamed ceiling and wooden lintels, stable door to gravelled driveway, windows to side, rustic brick fireplace (wood burner not to be used) wood floor, door to En-Suite

EN-SUITE

part tiled and having low level WC, pedestal washbasin, walk in shower cubicle

FIRST FLOOR

LANDING

9' 5" x 5' 11" (2.87m x 1.8m) good size landing with window overlooking the rear

BEDROOM ONE

12' 0" x 12' 1" (3.66m x 3.68m) with original sash windows to front aspect, original cast iron fireplace

BEDROOM TWO

14' 0" x 12' 0" (4.27m x 3.66m) (into recess) pine surround with original cast iron fireplace

BEDROOM THREE

9' 6" x 7' 8" (2.9m x 2.34m) with window to rear, built in hanging rails with curtain (these can be removed)

BATHROOM

part tiled and having white suite comprising; bath with shower over and screen, pedestal washbasin, WC, large storage cupboard

UTILITY/OUTHOUSE

through the yard lies a good sized storage room originally the wash house with plumbing for washing machine and plenty of space for dryer, freezer ect

OUTSIDE

a gravelled driveway is accessed via a large wooden gate with OFF STREET PARKING
****NOTE**** the neighbour has access over the driveway to the rear of his property.

COUNCIL TAX BAND G



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.