



# 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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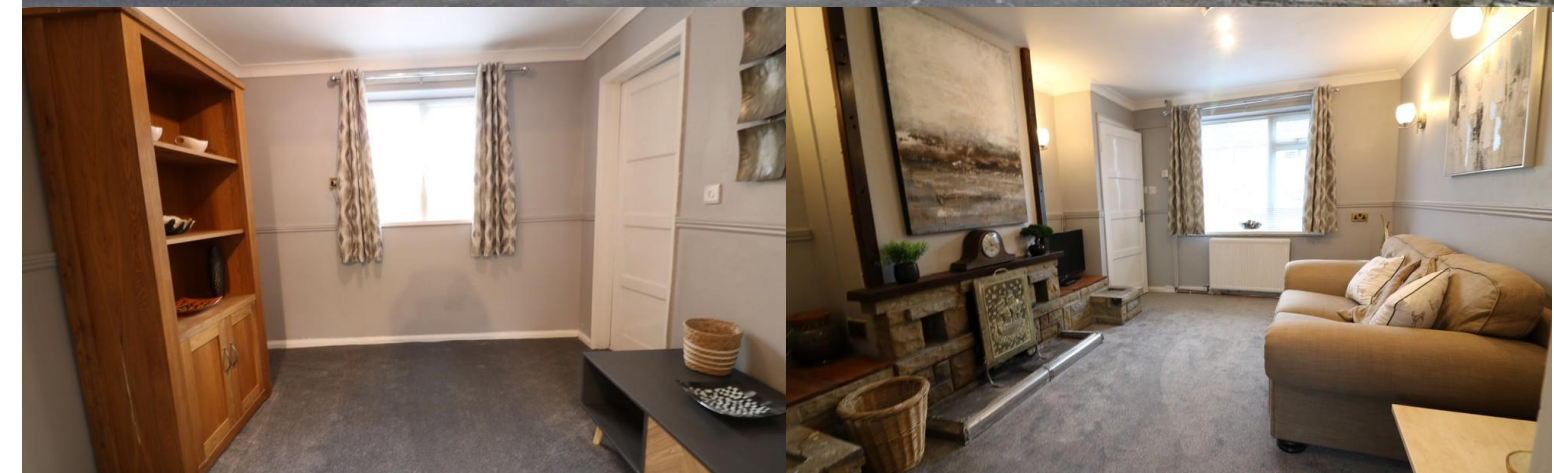


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## 34 Hallfield Crescent, Wetherby LS22 6JP

£895 pcm



FURNISHED | NO SMOKERS | THREE BEDROOMS | NO PETS | CLOSE TO WETHERBY TOWN

A three bedroom mid terrace which has been improved and ready to move in. Entrance, Through Lounge/Dining Room, Good sized Dining Kitchen, Three Bedrooms and Bathroom. Off Street parking to Front and Good Sized rear Garden with Shed.

FURNISHED NO PETS OR SMOKERS



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





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## Directions

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Proceed out of Wetherby on Walton Road and just before the roundabout turn left on to Fourth Avenue. At the top of the road turn right on to Third Avenue and then first right on to Hallfield Crescent where the property will be found further down on the left hand side identified by our For Sale board.

## Accommodation Comprises

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### SITUATION & DESCRIPTION

Hallfield Crescent is located in a popular area within walking distance of Wetherby town centre enjoying a wide range of amenities with schools for all age groups. Wetherby is well placed for easy access to the A1 and M1 motorways for swift travel both north and south. The immediate area offers many countryside walks and there are regular bus services to Leeds Harrogate & Wetherby.

### ENTRANCE VESTIBULE

### LOUNGE

12' 9" x 9' 6" (3.89m x 2.9m) with stone fireplace and open fire, window to front, archway into;

### DINING AREA

9' 3" x 8' 3" (2.82m x 2.51m) with window to rear aspect

### DINING KITCHEN

22' 9" x 11' 6" (6.93m x 3.51m) having wall and floor mounted units with integrated oven and hob with extractor over, matching built in table for dining, space for fridge freezer and plumbing for washing machine, window and door to rear. Understairs storage cupboard

### REAR HALLWAY

### FIRST FLOOR

### BEDROOM ONE

12' 9" x 12' 6" (3.89m x 3.81m) window to front and storage cupboard

### BEDROOM TWO

13' 3" x 8' 3" (4.04m x 2.51m) with window to rear and fitted cupboard

### BEDROOM THREE

9' 6" x 6' 9" (2.9m x 2.06m) window to front

### OUTSIDE

To the front lies an off street parking area shrub borders whilst to the rear lies a good sized garden area with shed.

