



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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Primrose Cottage, Lime Kiln Lane. Kirk Deighton LS22 4EA

£1,850 pcm



VILLAGE LOCATION | THREE BEDROOMS | LARGE DINING KITCHEN | IMMACULATE | LOG BURNING STOVE

A delightful three bedroom cottage with exceptional views over open countryside and with accommodation as follows; Entrance, Sitting Room, Bedroom Three/Study, Utility, WC, Large Dining Kitchen. To the first floor, Two Bedrooms and Bathroom. Gated access, Parking and Garden. UNFURNISHED NO PETS OR SMOKERS



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Directions

Accommodation Comprises

SITUATION & DESCRIPTION

Kirk Deighton is a highly popular and attractive semi-rural village with many individual homes of character which add to the overall appeal. It is served by a church, thriving cricket and football clubs and a renowned country inn/restaurant. The property is very handily placed within easy reach of the nearby bustling market town of Wetherby which offers a wide range of excellent amenities including schools for all age groups, first class shopping and recreational facilities. Kirk Deighton connects with the nearby A1 in turn joining the M1 and M62 motorways and there is an enviable ease of access to Leeds, York, Harrogate and the region's other commercial centres.

Entrance porch, shower room with w.c, utility/second kitchen, bedroom and sitting room to the ground floor with brick fireplace and wood burning stove which leads to the breath-taking brightly extended living kitchen dining room with well appointed kitchen, vaulted ceiling and double doors onto a patio area. To the first floor are two double bedrooms and well appointed house bathroom. Outside the property benefits from ample off street parking via a gated entrance, numerous patio areas ideal for entertaining and lawned garden with stunning uninterrupted rural views.

ENTRANCE VESTIBULE

SITTING ROOM

15' 2" x 13' 7" (4.62m x 4.14m) window to side and front with wood burning stove

BEDROOM/STUDY

13' 7" x 9' 0" (4.14m x 2.74m) window to front

UTILITY ROOM

with floor mounted unit and sink with mixer tap, window to front, plumbing for washing machine

SHOWER ROOM

window to front and having walk in shower cubicle and low level WC

DINING KITCHEN

0' 0" x 0' 12" (0m x 0.3m) superb open plan dining kitchen with wall and floor mounted units with worktops over incorporating range stove, integrated fridge freezer, dishwasher, extended living kitchen dining room with well appointed kitchen, vaulted ceiling and double doors onto a patio area

STAIRS TO FIRST FLOOR

landing

BEDROOM ONE

with window to front and side aspect, ornamental feature fireplace

BEDROOM TWO

with window to front aspect

HOUSE BATHROOM

walk in shower cubicle, WC, bath, and pedestal washbasin, window to rear

OUTSIDE

Outside the property benefits from ample off street parking via a gated entrance, numerous patio areas ideal for entertaining and lawned garden with stunning rural views over open countryside.

COUNCIL TAX BAND D

