



# 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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## Fairview 4 High Street, Whixley YO26 8AW

£1045 pcm



MODERN | TWO BEDROOMS | NO PETS | OUTBUILDING | GARAGE

A modern two bedroom semi detached property with garage and outbuilding in the sought after village of Whixley; Hall, Modern Dining Kitchen, Lounge, Two Bedrooms, Modern Fitted Bathroom. Outbuilding and Garage.  
UNFURNISHED/ NOT SUITABLE FOR PETS/NO SMOKERS



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





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## Directions

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## Accommodation Comprises

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### GROUND FLOOR

#### LOUNGE

17' 0" x 10' 10" (5.18m x 3.3m) with feature brick fireplace and living flame electric wood effect burning stove, window to front and rear

#### DINING KITCHEN

16' 11" x 8' 9" (5.16m x 2.67m) with understairs storage cupboard, new laminate wood flooring, range of newly fitted wall and floor mounted units with worktops over, integrated oven with ceramic hob and chrome chimney extractor over, integrated dishwasher, fridge freezer. Window to front and rear

#### BEDROOM ONE

16' 11" x 8' 9" (5.16m x 2.67m) having window to front and rear

### FIRST FLOOR

window to half landing

#### BATHROOM

part tiled and having newly fitted white suite comprising; bath with hand held mixer tap, concealed WC, vanity washbasin, walk in shower cubicle, window to rear

#### BEDROOM TWO

14' 3" x 8' 9" (4.34m x 2.67m) having window to rear

### OUTSIDE

good sized enclosed front garden, whilst to the rear lies a yard with off street parking and access to SINGLE GARAGE with up and over door, power and light

### OUTBUILDING

with newly fitted laminate wood floor and having floor mounted unit with sink, plumbing for washing machine and vent for dryer, SEPERATE WC.

COUNCIL TAX BAND C



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.