



# 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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## 2 High Street, Bramham LS23 6QQ

£1,095 pcm



**REFURBISHED THROUGHOUT | TWO BEDROOMS | WOOD BURNING STOVE | ON STREET PARKING | GOOD SIZE GARDEN**  
 A fully refurbished two bedroom cottage located in the old part of Bramham with accommodation as follows: Entrance Hall, Lounge with wood burning stove, newly fitted kitchen, two bedrooms and newly fitted bathroom.  
 On street parking. Good sized garden.  
 UNFURNISHED NO PETS OR 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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### SITUATION & DESCRIPTION

The property is situated in the very heart of the ever-popular village of Bramham which supports good amenities catering for most daily needs including post office/general store, primary school, church and public houses. The village is ideally situated to the south of Wetherby just off the A1 making it ideal for the commuter and with an excellent, regular bus service to Leeds and Harrogate.

### GROUND FLOOR

#### ENTRANCE HALL

with newly fitted carpet throughout and window to front

#### LOUNGE

16' 1" x 9' 7" (4.9m x 2.92m) with two windows to front and window to rear, fitted cupboards housing meters, inset shelves, fireplace with stone hearth and newly fitted wood burning stove.

#### KITCHEN

12' 1" x 5' 7" (3.68m x 1.7m) having newly fitted range of wall and floor mounted units with worktops over, space for fridge freezer, space for cooker, window and door to rear aspect, understairs storage area housing combi boiler

### FIRST FLOOR

stairs leading to first floor

#### BEDROOM ONE

12' 5" x 9' 11" (3.78m x 3.02m) window to front aspect, exposed beam to wall

#### BEDROOM TWO

17' 0" x 9' 4" (5.18m x 2.84m) with window to front and built in bulk head storage

#### BATHROOM

part tiled and having newly fitted white suite comprising; panelled bath with shower over and screen, WC and

corner vanity washbasin, window to rear and extractor.

### OUTSIDE

on street parking to front and good size rear garden.

### COUNCIL TAX BAND C

