



# THOMLINSONS

— 1870 —



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## 11 The Old Mill, Wetherby LS22 6NB

£1,250 pcm

### 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

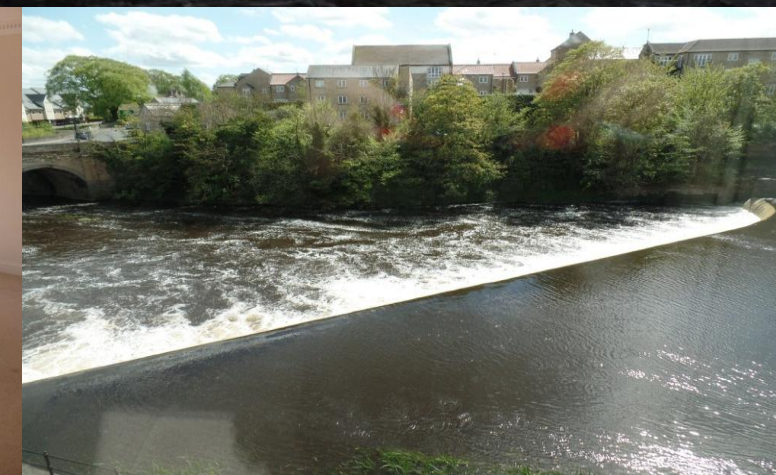
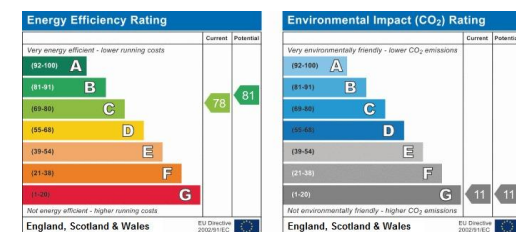
The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

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.



NOT SUITABLE FOR PETS OR CHILDREN | SPACIOUS APARTMENT | MASTER BEDROOM WITH EN-SUITE | CENTRAL LOCATION

A well presented second floor apartment set alongside the banks of the River Wharfe only a short walk from all Town Centre shops and amenities, with accommodation as follows: Communal Entrance, Hall, Lounge, Dining Kitchen with Patio door leading onto Balcony, Master Bedroom with En Suite, Bedroom Two and House Bathroom. Allocated Parking. Lift.

UNFURNISHED/NOT SUITABLE FOR PETS OR CHILDREN/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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### COMMUNAL ENTRANCE HALL

with staircase and lift service to all floors.

### RECEPTION HALL

with ornate ceiling cornice, access to loft storage, night storage heater, recessed double storage cupboard with hanging rail and shelf, airing cupboard with hot water cylinder. Ceiling light fittings.

### LOUNGE

18' 0" x 15' 1" (5.49m x 4.6m) having south facing windows with views overlooking the River Weir and Wharfe Bridge. Telephone point. Intercom Phone.

### DINING KITCHEN

12' 3" x 10' 9" (3.73m x 3.28m) having patio doors and balcony with views over River Wharfe. Telephone point. Wall and floor mounted units with tiled splashbacks and integrated appliances consisting of fridge, freezer, dishwasher, microwave, double oven and ceramic hob with extractor over and washing machine, matching low level fitted breakfast bar. Tiled flooring.

### MASTER BEDROOM

16' 11" x 11' 3" (5.16m x 3.43m) having a range of fitted wardrobes incorporating matching bedside cabinets. Telephone point and window to rear

### EN-SUITE SHOWER ROOM

having modern suite comprising: walk in shower cubicle, low level wc, wash basin, heated towel rail, extractor fan and halogen ceiling light fittings

### BEDROOM TWO

13' 6" x 11' 5" (4.11m x 3.48m) with quality fitted wardrobes expanding full length of wall with matching bedside cabinets, window to rear

### HOUSE BATHROOM

having low level wc, bidet, panelled bath with hand held mixer tap, vanity wash hand basin

### OUTSIDE

Covered allocated parking space with additional uncovered parking space

