



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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Apt 4, Spofforth Hall, Nickols Lane, Spofforth, HG3 1WE

£1,650 pcm



GROUND FLOOR | LUXURY SPACIOUS APARTMENT | TWO BEDROOMS | EN-SUITE | QUIET PARKLAND SETTING

A spacious ground floor two bedroom luxury apartment with Conservatory in the exclusive development of Spofforth Hall development. Surrounded by well maintained communal parkland this elegant apartment consists of: Entrance Hall, Spacious Lounge with Kitchen Area, Conservatory, Utility, Shower Room, Master Bedroom with En-Suite, Bedroom Two. Balcony, Private Garden Area. Two Parking Spaces. FURNISHED OR UNFURNISHED. PETS CONSIDERED



01937582748 | www.thomlinsons.co.uk



Directions

Leave Wetherby in the direction of Harrogate on the A661 and just before entering the village of Spofforth turn left into Nickols Lane leading to Spofforth Hall.

Accommodation Comprises

SITUATION & DESCRIPTION

Spofforth Hall is a skilfully converted period house comprising luxury apartments along with mews cottages. It is approached via a private driveway. The private grounds are for the exclusive communal benefit of all the residents extending to approximately 5 acres of lawned garden areas which include picnic tables, flowered borders and extensive views over open countryside and woodland.

This unique setting combines the merits of a secluded rural setting with ease of access to local amenities on offer in Spofforth village; including public house, post office/shop, church and primary school. A more comprehensive range of amenities can be found in the nearby towns of Wetherby and Harrogate. The village is well situated for the busy commuter as it offers ease of access to major road networks, including the A1/M network.

COMMUNAL ENTRANCE

Upon entering the building, the elegant communal entrance features a wonderful period solid oak staircase where the private entrance for Apartment 4 is located on the ground floor to the left of the entrance.

ENTRANCE HALL TO APARTMENT

Spacious hallway with storage cupboard

LOUNGE/KITCHEN DINING AREA

A spacious and elegant lounge extends to approx. 29ft with original french doors leading to the Conservatory, the lounge has floor to ceiling windows with original shutters giving access to balcony area and overlooking the quiet parkland setting. Fireplace with living flame fire,

DINING KITCHEN AREA

With range of wall and floor mounted units with concealed lighting and incorporating integrated appliances consisting of dishwasher, fan oven with hob over and extractor and fridge and freezer, matching island with bar stool seating area.

CONSERVATORY

Spacious conservatory with French doors leading to private and communal gardens

UTILITY ROOM

With floor mounted unit incorporating washing machine and separate dryer, window to side

SHOWER ROOM

Having corner shower cubicle, WC and vanity washbasin

MASTER BEDROOM

With floor to ceiling windows with original shutters overlooking parkland to two sides, fitted wardrobe with hanging rail and shelves and additional sunken storage to top of wardrobe

EN-SUITE BATHROOM

Part tiled and having bath, WC and washbasin, extractor fan

BEDROOM TWO

With floor to ceiling window with original shutters overlooking parkland and having fitted wardrobes with hanging rail and shelves including sunken storage space to top of wardrobe, shelves to alcove.

OUTSIDE

Spofforth Hall is approached via gated access to the private parking area. Apartment 4 benefits from two parking spaces and a small secluded private garden with full length balcony. Ease of access to the communal parkland gardens are accessed by the conservatory. Visitor parking.

GARDENS

All of the properties at the Hall enjoy the benefit of the attractive parkland setting with extends to some 5 acres and includes an original walled meadow.

SERVICES

All mains attached

COUNCIL TAX BAND F

