



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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66 Clifford Moor Road, Boston Spa LS23 6PG

£1,650 pcm



THREE BEDROOMS | EN-SUITE | IMPROVED | GARAGE | PARKING

An improved three bedroom detached bungalow situated in the desirable village of Boston Spa with accommodation as follows: Entrance Hall, Lounge with Wood Burning Stove, Dining Kitchen, Master Bedroom with En-Suite, Two Further Bedrooms and Shower Room. Garage and Gardens.

UNFURNISHED NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

SITUATION & DESCRIPTION

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

GROUND FLOOR

ENTRANCE HALL

cloaks cupboard off

LOUNGE

with wood burning stove and patio doors to rear

DINING KITCHEN

18' 3" x 8' 8" (5.56m x 2.64m) Fitted with wall, base and drawer units with worksurfaces. Inset 1 ¼ bowl and drainer with chrome mixer tap. Built in oven and inset four ring gas hob with tiled splashback and cooker hood over. Plumbing for washing machine. Fridge and Freezer. Two radiators. Loft access with pull down loft ladder providing ample storage space and access to the boiler . PVCu double glazed window to side and rear. Door to rear and timber porch.

BEDROOM ONE

12' 8" x 11' 6" (3.86m x 3.51m) Fitted with a range of bedroom furniture comprising: double wardrobes with cupboards above and matching bedside cabinets with headboard. PVCu double glazed window to front. Radiator.

EN SUITE BATHROOM

tiled and having new white suite comprising bath, WC and vanity washbasin, extractor

BEDROOM TWO

10' 5" x 8' 4" (3.18m x 2.54m) PVCu double glazed window to front. Radiator.

BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m) with window to side

SHOWER ROOM

having corner shower cubicle, low flush wc, wash hand basin. PVCu obscure double glazed window to side. Radiator. Part Tiled.

GARAGE

Up and over door to front. Pedestrian timber door to side with divided access with space for dryer . Power and light.

OUTSIDE

Block paved drive leading to single garage providing ample hard standing space for 2/3 cars. Neatly maintained garden to front whilst to the rear a paved patio and newly laid grass gives ease of maintenance.

SERVICES

All mains attached

COUNCIL TAX BAND D

