

## 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

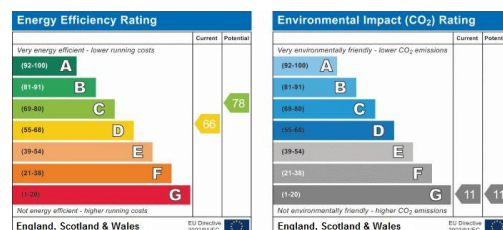
The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

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.



## Woodstock Cottage, Station Lane, Whixley YO26 8AH

£1,350 pcm



**\*\*VIEWINGS AFTER 30TH APRIL\*\* | THREE BEDROOMS | MODERN | EXCELLENT CONDITION | VILLAGE LOCATION**

**\*VIEWINGS AFTER 30TH APRIL\*** A spacious three bedroom cottage with accommodation as follows: Entrance, Lounge, Modern Fitted Dining Kitchen, Cloakroom, Utility Room. Two Double Bedrooms, Single Bedroom, Modern Fitted Bathroom. Double Garage and Garden. UNFURNISHED NO PETS OR SMOKERS



## Directions

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## Accommodation Comprises

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### GROUND FLOOR

#### ENTRANCE HALL

having quality fitted wood flooring

#### LOUNGE

15' 3" x 12' 7" (4.65m x 3.84m) having quality wood flooring, rustic brick fireplace with open hearth, spacious understairs storage cupboard with coat hooks, window to front aspect

#### DINING KITCHEN

17' 9" x 11' 11" (5.41m x 3.63m) having a range of wall and floor mounted units with worktops over, integrated electric fan oven and ceramic hob with extractor over, Fridge Freezer, Centre Matching Island with cupboards and drawers, LED ceiling light fittings, quality wood flooring, window to rear aspect

#### CLOAKROOM

having rear hallway with coat hooks, door to Cloakroom with Low level WC and Pedestal Hand Washbasin

#### UTILITY ROOM

having wall and floor mounted units with worktops over and sink, plumbing for washing machine, extractor, quality wood flooring, recently fitted oil fired boiler, door and window to rear aspect leading to garden and double garage

### FIRST FLOOR

#### DOUBLE BEDROOM TWO

9' 8" x 16' 4" (2.95m x 4.98m) having cupboard housing hot water cylinder, window to front aspect

#### BEDROOM THREE

9' 0" x 6' 1" (2.74m x 1.85m) having window to rear aspect

### SECOND FLOOR

#### MASTER BEDROOM

15' 9" x 11' 9" (4.8m x 3.58m) under eaves, having two Velux windows and good spacious under eaves storage with light, LED ceiling light fittings

#### OUTSIDE

having small courtyard to front aspect whilst to the rear is a small grassed area with right of access to neighbouring cottages, enclosed separate garden area with electric plug, double garage with power and light and off street parking.

