



# THOMLINSONS

— 1870 —

## Terms & Conditions

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### 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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## 17 Parcevall Close, Beckwithshaw HG3 1FX

£1,400 pcm



THREE BEDROOMS | CUL-DEL-SAC LOCATION | NO PETS | MODERN |

A three bedroom semi detached house located in a quiet cul-del-sac location with a south facing garden and patio area. Entrance, Dining Kitchen with patio doors, lounge, three bedrooms one with en-suite, house bathroom. 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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A modern three-bedroom semi-detached house located on a quiet cul-de-sac, with a sunny south-facing rear garden and patio area, forming part of this popular new development on the outskirts of Harrogate overlooking beautiful open countryside. This super property provides spacious accommodation comprising a large sitting room, a stunning dining kitchen with glazed doors leading to the garden, a downstairs WC, three bedrooms, modern house bathroom and en-suite shower room.

The property is situated in a quiet position on the development which is surrounded by beautiful open countryside and near to Harlow Carr Gardens and Bettys cafe and is just a short distance from Harrogate town centre.

### ACCOMMODATION GROUND FLOOR

#### SITTING ROOM

A spacious reception room with window to front.

#### DINING KITCHEN

With spacious dining area and glazed doors and window overlooking the rear garden. The kitchen comprises a range of modern wall and base units with electric hob, double oven, integrated washing, machine and fridge / freezer. There is also plumbing for an integrated washing machine.

#### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR

#### BEDROOMS

There are three good-sized bedrooms. The main bedroom has an en-suite, shower room.

#### EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower above.

#### BATHROOM

A modern white suite with WC, basin and bath. Heated towel rail.

#### OUTSIDE

There are two allocated parking spaces to the front of the property and a shared parking space, and residents have use of the visitor parking spaces around the development.

#### COUNCIL TAX BAND C

