



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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5 Mexborough Court, Thorner LS14 3JT

£1,375 pcm



LONG TERM | PETS CONSIDERED | THREE BED COTTAGE | QUIET LOCATION | OFF STREET PARKING

A delightful three bedroom Grade II listed period cottage set in a quiet location, briefly the property comprises; Entrance Dining Kitchen, Utility, Lounge, Three Bedrooms and Bathroom. Off Street Parking and Gardens.

UNFURNISHED PETS CONSIDERED NO SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

GROUND FLOOR

DINING ROOM

6' 9" x 14' 8" (2.06m x 4.47m) with wood flooring, vaulted beamed ceiling, window, archway to

KITCHEN

14' 9" x 7' 6" (4.5m x 2.29m) tiled floor and having wall and floor mounted units with worktops over, integrated oven and hob with extractor over, dishwasher and fridge freezer, window, beams to ceiling

UTILITY ROOM

6' 6" x 6' 7" (1.98m x 2.01m) with worktop and plumbing for washing machine

LOUNGE

16' 8" x 14' 6" (5.08m x 4.42m) with rustic brick fireplace inset with living flame gas fire and wood surround, two windows

DOWNSTAIRS WC

with WC and washbasin

FIRST FLOOR

open vaulted staircase with picture window

MASTER BEDROOM

15' 3" x 10' 11" (4.65m x 3.33m) with vaulted beamed ceiling and window

BEDROOM TWO

8' 1" x 11' 2" (2.46m x 3.4m) window

BEDROOM THREE/STUDY

8' 1" x 6' 3" (2.46m x 1.91m) with window

BATHROOM

tiled and having bath with shower over, WC and washbasin, chrome heated towel rail, window

OUTSIDE

the property is accessed via a shared pebbled driveway which provides parking for two cars, enclosed garden

COUNCIL TAX BAND D

