

## 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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2 Greystones Close, Boston Spa LS23 6BB

£1,200 pcm



AVAILABLE JULY | TWO BEDROOMS | PETS CONSIDERED | PARKING | SINGLE GARAGE

An immaculate two bedroom stone built mews style home with garage enjoys a quiet and convenient setting within close walking distance of an excellent range of amenities in Boston Spa's fashionable High Street, With double glazing & gas central heating throughout the accommodation comprises; Hall, Downstairs WC, Kitchen, Lounge, Two Bedrooms, Bathroom. Garage & Private Rear Yard. UNFURNISHED/PETS CONSIDERED/NO SMOKERS



## Directions

DIRECTIONS Travelling south from Wetherby along the A168 parallel to the A1 towards Boston Spa and Tadcaster. Follow the signs to Boston Spa through the village, pass the pub on the right and Greystone Close is the next right turning.

## Accommodation Comprises

### SITUATION & DESCRIPTION

A deceptively spacious mews house currently under renovation within the village of Boston Spa. This quiet mews setting is accessed off the High Street with visitor car parking and a garage with up and over door and a privately owned parking space to the front. To the rear of the property lie fully enclosed courtyard which enjoy a high level of privacy and can be accessed from a French door in the sitting room. The village boasts an unrivalled range of amenities including schooling for all age groups and an excellent range of shops, bars and restaurants, making this an ideal setting for first time buyers and retirement purchasers alike.

### GROUND FLOOR

#### ENTRANCE HALL

cupboard understairs.

#### CLOAKROOM

Low flush w.c., wash hand basin, tiled splashback. Double glazed window

#### LOUNGE

18' 6" x 16' 0" (5.64m x 4.88m) with wide bay and double glazed Georgian style glazed door with double glazed side screen opening onto rear patio garden. Cupboard understairs.

#### KITCHEN

9' 0" x 7' 9" (2.74m x 2.36m) Modern range of wall and floor mounted units with work surfaces over and tiled splashback, sink unit with mixer taps, washing machine, cooker, extractor fan, double glazed window to front aspect .

### FIRST FLOOR

Spacious landing with access to loft. Double glazed window overlooking courtyard to front.

#### BEDROOM ONE

14' 9" x 8' 6" (4.5m x 2.59m) Having fitted wardrobes, double glazed window overlooking patio to rear.

#### BEDROOM TWO

10' 9" x 7' 0" (3.28m x 2.13m) again with built in double wardrobe, double glazed window overlooking rear.

#### BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m) White suite comprising of panelled bath with shower over and screen, part tiled, low flush w.c., pedestal wash hand basin, airing cupboard with gas fired central heating boiler, radiator and heated towel rail, built in cupboards. Double glazed window.

#### OUTSIDE

Ample parking to front with SINGLE GARAGE, whilst to the rear is a private enclosed yard.

#### COUNCIL TAX

**Band D**

