



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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19 St James Street, Wetherby LS22 6RS

£900 pcm



NO PETS OR SMOKERS | TWO BEDROOMS | CENTRAL LOCATION | | PERMIT PARKING

A two bedroom mid terrace property located in the centre of town with accommodation as follows; Hallway, Dining Room, Sitting Room, Galley Kitchen with appliances, Two Bedrooms and Bathroom.

UNFURNISHED/ NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

GROUND FLOOR

HALLWAY

DINING ROOM/SNUG

10' 7" x 10' 10" (3.23m x 3.3m) with fitted cupboard to alcove and window to front

SITTING ROOM

11' 3" x 14' 6" (3.43m x 4.42m) with French Door to rear garden, open staircase to First Floor

GALLERY KITCHEN

11' 4" x 14' 6" (3.45m x 4.42m) having range of wall and floor mounted units with fridge freezer, washing machine and cooker, stable door to rear courtyard garden, window to side.

FIRST FLOOR

BEDROOM ONE

13' 4" x 10' 10" (4.06m x 3.3m) having window to front aspect, built in wardrobe to alcove

BEDROOM TWO

8' 6" x 8' 7" (2.59m x 2.62m) with fitted cupboards and wardrobe with sliding mirrored door housing combi boiler

BATHROOM

part tiled and having bath with shower over, WC and washbasin, chrome ladder style heated towel rail, window to rear

OUTSIDE

a fully enclosed courtyard garden overlooking the church, shed with electric and tumble dryer. Parking at the car park on St James Street with permit (tenant to apply direct)

