

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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Wothersome Farm Cottage, Nr Bramham LS23 6LY

£1,650 pcm



RURAL LOCATION | FOUR BEDROOMS | STONE COTTAGE | GOOD SIZED GARDNS | PETS CONSIDERED

A charming detached stone built cottage overlooking open farmland with accommodation as follows: Lounge, Dining Room, Dining Kitchen, Four Bedrooms and Bathroom. Good sized Gardens and Log Store.

UNFURNISHED. PETS CONSIDERED. NO SMOKERS

Directions

OUTSIDE

good sized gardens to all sides with rural view, additional log store

Accommodation Comprises

****PLEASE NOTE****

There will be Farm Traffic passing the property from the neighbouring Wothersome Farm

GROUND FLOOR

entrance

LOUNGE

14' 7" x 14' 7" (4.44m x 4.44m) having open stone fireplace

DINING KITCHEN

20' 7" x 7' 0" (6.27m x 2.13m) having range of wall and floor mounted units who worktops over

DINING ROOM

11' 3" x 14' 9" (3.43m x 4.5m) having brick built open fireplace

FIRSR FLOOR

BEDROON ONE

14' 8" x 14' 9" (4.47m x 4.5m) having builtin wardrobes and views over open farmland

BEDROOM TWO

9" 8" x 8' 0" (2.95m x 2.44m) (under eaves) views over open farmland

BEDROOM THREE

8' 1" x 12' 0" (2.46m x 3.66m) views across open farmland

BEDROOM FOUR

9' 2" x 12' 0" (2.79m x 3.66m) (under eaves) having farmland views

BATHROOM

white suite comprising bath with shower over and screen, low level wc and pedestal washbasin

