



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 The Barn, 6 High Street, Clifford LS23 6JF

£850 pcm



REFURBISHED | THREE BEDROOMS | NEW SHOWER ROOM | NEW KITCHEN | NO GARDEN
A refurbished three bedroom stone built cottage situated just off the High Street in the heart of the much sought after village of Clifford and offering the following accommodation: New Kitchen, Lounge, Snug, Three Bedrooms and New Shower Room.
Off Street Parking NO GARDEN AREA
UNFURNISHED/NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

The village of Clifford offers excellent shopping, schooling and recreational facilities. It is conveniently located for easy access to other main Yorkshire centres such as Leeds York and Harrogate. The National Motorway Network is also close to hand for travel further afield.

Accommodation Comprises

GROUND FLOOR

KITCHEN

11' 2" x 10' 0" (3.4m x 3.05m) having NEWLY FITTED units incorporating worktops with cupboards over and under, single drainer sink, integrated electric cooker with ceramic hob and extractor over, plumbing for washing machine, fridge and understairs storage cupboard. Window to front aspect

LOUNGE

14' 3" x 9' 10" (4.34m x 3m) with ornamental fireplace and stone hearth, having window to front aspect

FIRST FLOOR

Access from Kitchen to: Rear Hall

SNUG

12' 3" x 8' 11" (3.73m x 2.72m) having fitted shelves and cupboards. Window to front aspect

BEDROOM ONE

11' 1" x 11' 9" (3.38m x 3.58m) (under eaves) having velux window

BEDROOM TWO

14' 10" x 9' 9" (4.52m x 2.97m) (under eaves) having window to front aspect

BEDROOM THREE

11' 7" x 6' 6" (3.53m x 1.98m) (under eaves) having window to side

SHOWER ROOM

NEWLY FITTED walk in shower, WC and washbasin. Extractor fan

OUTSIDE

off street parking - NO GARDEN AREA

COUNCIL TAX BAND E

