

## 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:

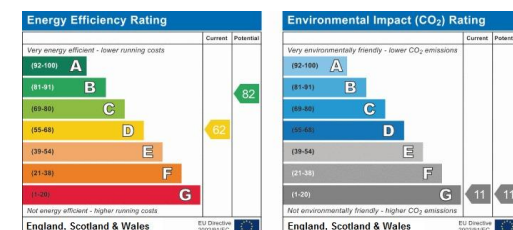
- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you 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.



14 Aire Road, Wetheby LS22 7UE

£1250 pcm



THREE BEDROOMS | LARGE CORNER PLOT | MODERN | SINGLE GARAGE | PARKING

A three bedroom semi detached property located on a corner plot close to shops and schools with accommodation as follows:  
Lounge, Kitchen, Three Bedrooms and Bathroom, Garden to Three Sides, Single Garage  
UNFURNISHED/NO PETS OR SMOKERS

## Directions

The Market Town of Wetherby offers a wide range of educational, shopping and recreational facilities. The A1 gives direct access onto the National Motorway Network and both York and Leeds are within 12 miles, both of which have main line Railway Stations. The property is located on a popular estate on the edge of the town and there are some shopping facilities close to hand.

## Accommodation Comprises

### GROUND FLOOR

Front Door to Porch with French doors into:

### LOUNGE/DINING AREA

22'7 x 10'11 (max) having laminate wood flooring, feature stone fireplace, window to front aspect and sliding patio door overlooking rear garden, TV point

### KITCHEN

10'5 x 7'10 part tiled and having a range of modern wall and floor units with worktops over, integrated oven and ceramic hob with extractor over, fridge freezer and space for washing machine, window overlooking rear aspect and door to rear garden

### Stairs to:

### FIRST FLOOR

Landing with window to side

### BEDROOM ONE

12'7 x 9'11 window to front

### BEDROOM TWO

10'1 x 9'10 window to rear

### BEDROOM THREE

9'0 x 8'8 window to front

### BATHROOM

having panelled bath with shower over and screen, pedestal wash basin, window to rear aspect

### SEPERATE WC

low level wc, window to side

### OUTSIDE

Good sized garden to three sides and single garage with up and over door, power and light

**\*\* Access is required to the sub station which is located to the rear of the property\*\***

### COUNCIL TAX BAND C

