



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.

%epcGraph_c_1_250%



THOMLINSONS

— 1870 —

The Flat, 21 High Street, Wetherby LS22 6LR

£795 pcm



ONE BEDROOM | SPACIOUS | CENTRAL LOCATION | NEW CARPETS | NO PARKING

A first floor one bedroom spacious apartment situated in the centre of Wetherby with accommodation as follows: Entrance, Stairs to First Floor, Spacious Lounge, Kitchen with Appliances, Bedroom with Fitted Wardrobes, Bathroom with Shower. Space for Bins, No Parking. UNFURNISHED NO SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

SITUATION AND DESCRIPTION

The Flat is situated in the town centre. Residents benefit from a wealth of independent shops, restaurants, and amenities, while excellent schools and leisure facilities are close at hand. The area is also perfectly placed for the commuter, with swift access to the A1(M) and onward routes to Leeds, Harrogate, and York. For those who enjoy the outdoors, the surrounding countryside and riverside walks along the River Wharfe provide an idyllic backdrop.

GROUND FLOOR

Entrance Vestibule with stairs to:

FIRST FLOOR

landing, with storage cupboard off and wall mounted combi boiler

LOUNGE

18' 5" x 14' 5" (5.61m x 4.39m) with sash window to front aspect, limestone fire surround inset with original fireplace (ornamental only) shelves to alcove and storage cupboard.

KITCHEN

9' 1" x 6' 10" (2.77m x 2.08m) having wall and floor mounted units with newly fitted integrated oven and newly induction hob, chrome chimney extractor fan, integrated fridge, part tiled and LED lights, window to rear aspect. Space for freezer or plumbing for dishwasher.

BEDROOM

11' 10" x 9' 7" (3.61m x 2.92m) with sliding mirrored wardrobes incorporating shelves with hanging rails, overhead wall lights and window to side aspect

BATHROOM

fully tiled and having bath with shower over and screen, Saniflow WC and vanity washbasin, extractor fan. Plumbed in new washing machine space for a vented dryer.

OUTSIDE

No parking for this property, small area for bins but no outside garden area.

