



# 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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# THOMLINSONS

— 1870 —

11 Church Street, Wetherby LS22 6LT

£1,400 pcm



THREE BEDROOMS | NEW BATHROOM | TWO BATHROOMS | LOUNGE/DINING AREA | DINING KITCHEN

A double fronted three bedroom period property located in the centre of Wetherby and with accommodation as follows: Lounge/Dining Room, Snug, Dining Kitchen, Utility, Three Bedrooms, New Bathroom. Enclosed Yard and on Street Parking. UNFURNISHED/PETS CONSIDERED/NO SMOKERS



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)



## Directions

The market Town of Wetherby benefits from a range of shopping, schooling and recreational facilities and is situated within easy reach of the A1/M1 link road which gives direct access to the M62 and A64. Other Major centres such as Leeds, Harrogate and York are also easily accessible.

## Accommodation Comprises

### GROUND FLOOR

#### LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m) having fireplace with living flame electric fire, exposed beams, shelves to alcove and window to front aspect, archway to Dining Area giving an open plan feel to the property

#### DINING AREA

13' 9" x 7' 9" (4.19m x 2.36m) window to rear aspect and concealed staircase to First Floor

#### SNUG/OFFICE

11' 6" x 8' 6" (3.51m x 2.59m) having fitted gas fire, shelving and window to front aspect

#### DINING KITCHEN

13' 6" x 10' 0" (4.11m x 3.05m) with wall and floor mounted units with worktops over and ceramic one and half bowl sink unit with stainless steel mixer tap, integrated double oven and hob with extractor over, integrated dishwasher, window to side aspect and stable door to rear.

#### UTILITY ROOM

having wall and floor mounted units ith work top over, stainless steel sink unit and plumbing for washing machine

#### SHOWER ROOM

tiled and having corner shower cubicle, vanity washbasinand low level wc, extractor fan

#### FIRST FLOOR

with pull down loft ladder for access to loft for storage purposes only

#### BEDROOM ONE

11' 3" x 11' 3" (3.43m x 3.43m) having extensive range of fitted furniture comprising wardrobes, dressing table, drawers and bedside cabinets, window to front aspect

#### BEDROOM TWO

11' 0" x 8' 6" (3.35m x 2.59m) with fitted wardrobes and overhead storage, matching dressing table and drawers, window to front aspect

#### BEDROOM THREE

11' 0" x 7' 9" (3.35m x 2.36m) having fitted wardrobes, matching dresssing table and drawers, window to rear aspect

#### BATHROOM

BEING RE-FITTED FROM 19TH NOVEMBER 2024

#### OUTSIDE

Enclosed yard with paving stones and outbuilding with storage space. On Street Parking outside the property

#### COUNCIL TAX BAND E

