

General Conditions

TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

RENT AND BOND

Rents are to be paid via Standing Order on the first day of each month The bond payable will be the equivalent of one and a quarters months' rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

Up to £1,000.00 PCM	£90 Inc. VAT
£1,000 - £2,000 PCM	£180 Inc. VAT
£2,000 – £3,000 PCM	£240 Inc. VAT
£3,000 - £4,000 PCM	£360 Inc. VAT

OUTGOINGS

The Tenant is responsible for all outgoing's including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline

REFERENCES AND COSTS

Prospective tenants will be referenced by Legal for Landlords Referencing Services and the following charges will apply:-

Individual Tenant
£180.00 Inc. VAT

Two Tenants
£300.00 Inc. VAT

Additional Applicant (18 years and over)
£120.00 Inc. VAT

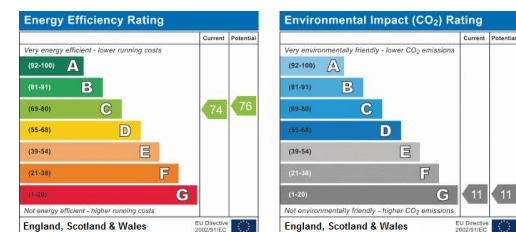
Guarantor
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

On commencement, all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

- Proof of Residency in the form of a utility bill, paper driving licence etc.
- Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)
- Cash payment/deared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.



21 The Haywain, South Milford LS25 5GE

£1250 pcm



FOUR BEDROOMS | TOWN HOUSE | MODERN | SPACIOUS | GARAGE

A four bedroom town house in the popular village of South Milford with accommodation as follows: Lounge, Downstairs wc, Kitchen, Master Bedroom with En-Suite Three Further Bedrooms and Bathroom. Garden to front and rear and Single Garage.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

Directions

South Milford is close to the Village of Sherburn in Elmet, which offers excellent Shopping, Schooling and Recreational facilities. It is conveniently located for easy access to other main Yorkshire Centres such as Leeds and York. The National Motorway Network is also close to hand for travel further afield and approximately half an hours drive from Leeds/Bradford Airport

Accommodation Comprises

Ground Floor Accommodation

Hallway

having laminate wood flooring, staircase giving access to the first floor accommodation, mains powered smoke alarm with battery back-up. Single central heating radiator and doors leading off.

Ground Floor Cloaks

Having a modern white suite comprising close coupled w.c and corner pedestal wash hand basin with chrome taps over and tiled splashbacks. Single central heating radiator and wall mounted electric extractor fan.

Kitchen

4.00 Into Bow x 2.48 Max (13'1 Into bay x 8'2) Having a range of base and wall units in a white high gloss finish with decorative brushed steel handles. Roll top laminated work top, four ring inset 'Whirlpool' brushed steel gas hob with matching splashback and electric extractor over with built-in downlighter and fan assisted electric oven in a brushed steel and glass finish. One and a half drainer stainless steel sink with chrome mixer taps over. Plumbing for washing machine and plumbing for dishwasher. Double central heating radiator, uPVC double glazed bow window to the front elevation.

Living Room

5.02 Max x 4.43 Max (16'6 Max x 14'6 Max) Being 'L' shaped with television point, handy understairs storage cupboard, single central heating radiator and uPVC double glazed window to the rear elevation. UPVC double glazed double doors giving access to rear garden.

First Floor Accommodation

Landing with staircase giving access to second floor accommodation with timber spindles and balustrade, built-in storage cupboard housing the hot water cylinder and providing additional storage space. Single central heating radiator, mains powered smoke alarm with battery back-up and doors leading off.

Bedroom Two

4.48 Max x 2.44 Max (14'8 Max x 8'0 Max) Single central heating radiator, uPVC double glazed 'Georgian' style window to the front elevation.

Bedroom Three

3.68 Max x 2.42 Max (12'1 Max x 7'11 Max) Single central heating radiator, uPVC double glazed 'Georgian' style window to the rear elevation.

Bedroom Four

2.66 x 1.93 (8'9 x 6'4) Single central heating radiator, uPVC double glazed 'Georgian' style window to the front elevation.

Family Bathroom

1.91 x 1.66 (6'3 x 5'5) Having a modern white suite comprising panel bath with chrome mixer taps over and integrated shower attachment with matching wall fitting and glass shower screen. Close coupled w.c and pedestal wash hand basin with chrome mixer taps over and tiled splashbacks. Single central heating radiator, uPVC double glazed 'Georgian' style frosted window to the rear elevation.

Second Floor Accommodation

Landing With mains powered smoke alarm with battery back-up and door leading off.

Master Bedroom

5.20 Max x 3.83 Max (17'1 Max x 12'7 Max) With fitted 'Sharps' wardrobes in a wood grain effect finish with decorative brushed steel handles providing hanging and shelved storage space. Additional built-in storage cupboard providing shelved storage space. Television point, double central heating radiator, uPVC double glazed 'Georgian' style window to the front elevation and aperture leading through to:

Dressing Room

2.67 x 1.92 (8'9 x 6'4) Single central heating radiator and velux style timber double glazed window to the rear elevation. Doorway leading to:

En-Suite Shower Room

1.91 x 1.69 (6'3 x 5'7) Having a modern white suite comprising corner shower cubicle with chrome fitting mains shower, close coupled w.c and pedestal wash hand basin with chrome mixer taps over and tiled splashbacks. Ceramic floor tiling, single central heating radiator and velux style timber double glazed window to the rear elevation. Tiled to ceiling height in a mosaic style in the shower area. Ceiling mounted electric extractor fan.

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