



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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Lime Tree Cottage, The Green, Thorp Arch LS23 7AB

£1,650 pcm



PETS CONSIDERED | THREE BEDROOMS | GOOD SIZE GARDEN | TWO RECEPTION ROOMS | OFF STREET PARKING
A three bedroom Grade II listed Cottage located in Thorp Arch village overlooking The Green with accommodation as follows; Entrance, Snug/Dining Room, Fitted Kitchen through into Lounge, Conservatory, Cloakroom, Third Bedroom. First Floor Bedroom One, House Bathroom. Second Floor Bedroom Two. Enclosed Garden. Off Street Parking.

UNFURNISHED PETS CONSIDERED NO SMOKERS



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Directions

Accommodation Comprises

COUNCIL TAX BAND D

SITUATION & DESCRIPTION

Thorp Arch enjoys a thriving community spirit with renowned school, picturesque church and popular inn. Boston Spa is only a short distance away and provides excellent amenities for all daily needs and excellent schools for all age groups particularly the local primary school. The area is exceptionally well served by an outstanding road network and is less than two miles from the A1/M motorway giving speedy access to the region's motorway network and Leeds city centre.

THE PROPERTY

The property consists of a three bedroom Grade II listed home set in a conservation area overlooking 'The Green' in the popular village of Thorp Arch and within walking distance to the upmarket town of Boston Spa.

GROUND FLOOR

ENTRANCE

LOUNGE/DINING ROOM

13' 4" x 10' 0" (4.06m x 3.05m) with feature stone fireplace inset with living flame gas fire and stone hearth, fitted shelves and cupboard to alcove, wood flooring, window to front aspect overlooking 'The Green'.

STORAGE CUPBOARD

housing boiler

OPEN PLAN KITCHEN

2' 10" x 1' (0.86m x 0.3m) having quality range of wall and floor mounted units with worktops over and slot in range effect gas cooker, integrated appliances consisting; microwave, fridge freezer, washing machine, dishwasher. LED lights. Archway to;

LOUNGE

18' 6" x 11' 10" (5.64m x 3.61m) having two sash windows to rear aspect and French doors leading to

Conservatory, stone hearth and corner cupboard with wall mounted TV bracket.

CONSERVATORY

9' 9" x 8' 3" (2.97m x 2.51m) tiled floor and French doors to rear garden

CLOAKROOM

with washbasin and low level WC, extractor, window to rear.

BEDROOM THREE/OFFICE

8' 5" x 7' 3" (2.57m x 2.21m) with window to front aspect

FIRST FLOOR

door to stairs leading to half landing, window to side

MASTER BEDROOM

11' 9" x 9' 11" (3.58m x 3.02m) window to front overlooking 'The Green' having fitted wardrobes to alcove with hanging rail, understairs storage cupboard and second walk in wardrobe.

HOUSE BATHROOM

part tiled and having bath, separate shower cubicle, low level WC, pedestal washbasin, heated towel rail, storage cupboard, wall mounted bathroom cabinet.

SECOND FLOOR

door to stairs

BEDROOM THREE

12' 4" x 12' 1" (3.76m x 3.68m) (under eaves) with fitted wardrobes and drawers, window to side aspect.

OUTSIDE

the property has an enclosed rear garden with shed, outhouse and SUN HOUSE with outside tap, whilst to the front there is off street parking for one car and with unrestricted access on the road for several cars.

COUNCIL TAX BAND C



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.