



**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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6 Top Cottage, Station Road, Whixley YO26 8AH

£995 pcm



NEW CARPETS TO BE FITTED | PAINTING THROUGHOUT | PET CONSIDERED | VILLAGE LOCATION | SPACIOUS

A charming and spacious mid terrace cottage set in a rural village location with views over open farmland, currently being decorated with new carpets and offering the following well presented accommodation: Entrance Vestibule, Lounge, Kitchen,

Two Bedrooms and Bathroom, Small enclosed garden to front and good sized garden to rear, on street parking.

UNFURNISHED. PET CONSIDERED. NO SMOKING.



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





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## Directions

far reaching views over adjoining countryside.

## COUNCIL TAX BAND C

## Accommodation Comprises

### SITUATION & DESCRIPTION

The village of Whixley is well located just off the A59 Harrogate – York Road within 5 miles of the A1 Link Road and is considered ideally placed for the commuter as easy access can be gained onto a good road network and also to the train station at Cattal which is on the main Leeds to York line.

### ENTRANCE VESTIBULE

### LOUNGE

14' 10" x 14' 1" (4.52m x 4.29m) having open fire with cast iron surround, tiled inset and hearth, TV point, window to front aspect

### KITCHEN

14' 0" x 8' 0" (4.27m x 2.44m) having a range of modern fitted units incorporating worktops with cupboards over and under, stainless steel single drainer sink, integrated oven with four ring electric hob and extractor over, space for washing machine, fridge freezer, understairs storage cupboard and back door to rear garden

### FIRST FLOOR

Landing cupboard off

### BEDROOM ONE

14' 9" x 11' 0" (4.5m x 3.35m) window to front aspect

### BEDROOM TWO

10' 5" x 7' 8" (3.18m x 2.34m) window to rear aspect overlooking fields

### BATHROOM

Fully tiled and having suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC

### OUTSIDE

The property has a small enclosed garden to the front and a large enclosed garden with patio area and delightful

