



# THOMLINSONS

— 1870 —

## Terms & Conditions

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### 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 Poppy Fields Court, Wetherby LS22 7BB

£950 pcm



TWO BEDROOMS | WALKING DISTANCE TO WETHERBY | 2ND FLOOR | NO PETS | NO LIFT

A modern 2nd floor two bedroom apartment located just a short walk from Wetherby market town with private parking. Open plan kitchen/lounge, bathroom, two bedrooms.  
UNFURNISHED/NO PETS OR SMOKERS



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





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## Directions

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COUNCIL TAX BAND B

## Accommodation Comprises

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### SITUATION & DESCRIPTION

This much sought-after area is within easy level walking distance of this popular market town and the renowned Wetherby golf course. Wetherby market town provides a wide choice of shops, recreational amenities and schools for all age groups. The area is rightly popular with those working in Leeds, Harrogate and York, with the nearby A1 providing excellent access to the region's motorway network.

### ENTRANCE

having laminate wood floor and cupboard housing washing machine

### OPEN PLAN LOUNGE/DINING KITCHEN

24' 11" x 15' 7" (7.59m x 4.75m) having range of wall and floor mounted units with granite worktops over, round bowl sink, built in electric oven and microwave, ceramic electric hob with extractor over, integrated dishwasher, integrated fridge and freezer, part laminate floor and carpet, inset ceiling lights, storage heaters and window to front aspect

### BEDROOM ONE

12' 9" x 8' 2" (3.89m x 2.49m) (max) having double built in wardrobe, storage heater and window to front aspect, storage heater

### BEDROOM TWO

12' 1" x 9' 4" (3.68m x 2.84m) (max) having built in wardrobe and airing cupboard housing hot water cylinder, storage heater

### BATHROOM

being part tiled and having white suite comprising panelled bath with mixer shower and wall attachment, pedestal

### OUTSIDE

Allocated parking

