



THOMLINSONS

1870

Term & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding fee (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.
- Sharing. We do not accept Sharers or Multiple Occupancy
- Benefit recipients. The landlords' insurers and mortgage lender impose a restriction.

Moving In

The lease signing can take from 30 – 60 minutes. We recommend you read the lease prior to this signing appointment giving you an opportunity to familiarise yourself with all the details and prepare any questions. A lease will be available on request.

On your move in date an appointment will be made for the keys and the inventory 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 payable from the Bond.



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47 Bridge Close, Church Fenton LS24 9GZ

£1300 pcm



THREE DOUBLE BEDROOMS | MODERN TOWNHOUSE | SINGLE GARAGE | PARKING | GARDENS

A modern three bed two storey townhouse situated in Church Fenton with accommodation as follows; Hallway, Cloakroom, Cloaks Cupboard, Kitchen/Diner, Lounge in the First Floor, Master Bedroom with En-Suite, Two further Double Bedrooms, House Bathroom. Garage, Parking and Gardens. UNFURNISHED/NOT SUITABLE FOR PETS/NO SMOKERS



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Accommodation Comprises

Ground Floor

Entrance - Accessed to the front via a composite steel reinforced security door with double glazed centre panel giving access into the:

Entrance Hall - Panelled doors providing access through to the dining kitchen, integral garage, downstairs W.C and store cupboard.

Kitchen - 4.80 x 3.80 max (15'9" x 12'6" max) - Range of fitted base and wall units in a modern finish with integrated cooking hob and electric oven. Dishwasher. There is a one and a half bowl sink and drainer, ceramic tiling to all splashback areas, central heating radiator, handy built in storage cupboard and uPVC double double glazed window to the rear elevation. Double glazed french doors leading out into the rear garden.

Ground Floor Cloaks - Close coupled W.C and pedestal hand wash basin with double glazed window to front elevation.

First Floor Accommodation -

Landing - Stairs leading down to ground floor and up to the second floor. Useful storage cupboard and doors leading off.

Main Lounge - 4.80 x 3.40 max (15'9" x 11'2" max) - Double glazed windows to the front elevation, double glazed doors opening inwards and leading to a Juliet balcony. Central heating radiator.

Bedroom One - 4.80 x 3.60 max (15'9" x 11'10" max) - Double glazed windows to the rear elevation and double doors opening into built in wardrobes. Central heating radiator and a door leading to an:

En-Suite Shower Room - Three piece suite comprising: square shower cubicle with glass shower screen doors and mains mixer shower. Concealed system close coupled W.C and vanity hand wash basin with chrome taps over. Ceramic tiling to all splashback areas and full ceiling height within the shower bay.

Second Floor Accommodation -

Landing - Doorways provide access to two bedrooms and bathroom.

Bedroom Two - 4.80 x 3.90 max (15'9" x 12'10" max) - (includes entry way and built in storage cupboard) Double glazed dormer windows to the front elevation and central heating radiator.

Bedroom Three - 3.70 x 2.70 max (12'2" x 8'10" max) - Double glazed window to the rear elevation and a central heating radiator.

Family Bathroom - Three piece suite comprising: panelled bath with chrome taps over, close coupled W.C and hand wash basin with chrome taps over. Central heating radiator and double glazed window to rear elevation.

Outside

Front - Small shale bed planting area with a pathway leading to the front door and driveway providing car parking space and leading to the integral garage.

Rear

Enclosed rear garden with artificial grass.

Garage

4.90 x 2.60 max (16'1" x 8'6" max) - Power and light. Up and over garage door, plumbing for Washing Machine

