



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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32 The Boyle, Barwick In Elmet LS15 4JN

£1,150 pcm



2 BEDROOMS | 2 RECEPTION ROOMS | DINING KITCHEN | LARGE GARDENS | GOOD SIZE PROPERTY

A larger than average two bedroom semi-detached house enjoying a fantastic position with breathtaking views over open countryside and beyond and with accommodation as follows: Lounge, Dining Room, Fitted Kitchen, Utility, Cellars for Storage, Two Double Bedrooms, Bathroom. Gardens and parking for several cars. UNFURNISHED



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Directions

The property which is set back from The Boyle is best accessed via Meadow View, Barwick in Elmet. Drive into the cul-de-sac and the entrance for 32 The Boyle will be found on the right hand side

Accommodation Comprises

GROUND FLOOR

Entrance Hall

LOUNGE

16'7 x 18'4 having French window overlooking front aspect, stone fireplace, window to side, TV point.

DINING ROOM

15'11 x 12'7 having French window to rear aspect, rustic brick fireplace with tiled hearth.

DINING KITCHEN

16'10 x 9'2 range of wall and floor mounted units, electric fan oven, ceramic hob with extractor over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for dishwasher, built in cloaks cupboard, window to side and rear with far distance views across open fields.

Stairs to:

FIRST FLOOR

BEDROOM ONE

12'2 x 16'7 with window to front and ornamental fireplace.

BEDROOM TWO

13' 2 x 16' having window overlooking rear aspect and ornamental fireplace

BATHROOM

10'2 x 13'4 having panelled bath, pedestal hand wash basin, low level wc, large separate shower enclosure, part tiled, tiled floor, heated towel rail and radiator, built in wardrobe with shelves, cupboard housing hot water boiler.

Stairs to:

LOWER GROUND FLOOR

SEPARATE WC

having low level wc

UTILITY

12' 11 x 15' 5 having floor mounted unit with stainless steel sink unit, plumbed for washing machine, ceiling airer, door to rear garden. Walk in storage rooms.

OUTSIDE

Outside WC, Outhouses for storage. The garden to rear mainly laid to lawn with far reaching views whilst to the front the property has parking for several cars and a good sized front garden.

NOTE The gardens to be maintained by the landlord.

