

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

2 Elm Tree Cottages, Main Street, Towton LS24 9PB

£950 pcm



APPLY VIA RIGHTMOVE | TWO BEDROOMS | ACCESS DRIVEWAY TO REAR | VILLAGE LOCATION | CONSERVATORY

****Recently decorated throughout and New Carpet**** A rustic brick built mid terrace cottage situated in the attractive village of Towton and offering the following LPG centrally heated accommodation: Living Room, Kitchen with fitted appliances, Dining/Conservatory area, Two Bedrooms and House Bathroom. Single Garage, Small Garden area. APPLY VIA RIGHTMOVE-

Directions

Single Garage with small garden area to side, Vehicle access across rear for neighbouring cottages. Small neat garden to front

COUNCIL TAX BAND B

DISCLAIMER

Please note this property is currently unfurnished. Computer generated imagery has been used to illustrate how the rooms and external gardens could look.

Accommodation Comprises

FRONT DOOR TO:

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) having open fire with brick surround and hearth, laminate flooring, telephone point, TV point, radiator.

KITCHEN

10' x 12' (3.05m x 3.66m) L Shaped and having a range of units incorporating worktops with cupboards over and under, stainless steel single drainer sink, plumbing for washing machine, integrated fridge, freezer and dishwasher. Stone tiled floor, Gas hob with electric cooker. Radiator.

FRENCH DOORS TO:

CONSERVATORY

Stone tiled floor, radiator, door to rear garden.

BEDROOM ONE

10' 0" x 12' 0" (3.05m x 3.66m) having built in cupboards, laminate flooring, radiator, telephone point, ornamental feature fireplace,

BEDROOM TWO

9' 0" x 9' 0" (2.74m x 2.74m) Laminate flooring, radiator

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BATHROOM

having tiled floor, white suite comprising bath with shower over, pedestal wash hand basin and low level wc, radiator, part tiled

OUTSIDE

