



**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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Manor Farm Cottage, Ozendyke LS24 9DZ

£750 pcm



TWO BEDROOMS | RURAL | DOWNSTAIRS BATHROOM | OFF STREET PARKING | GARDEN AREA

A recently refurbished two bedroom semi detached cottage set in a rural location just outside Tadcaster, briefly the property comprises: Lounge, Kitchen, Downstairs Bathroom and Two Bedrooms. Garden and Off Street Parking UNFURNISHED



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





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## Directions

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## Accommodation Comprises

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### GROUND FLOOR

#### KITCHEN

9'10 x 10'7 having range of modern wall and floor mounted units, space for washing machine and fridge, window to side aspect

#### BATHROOM

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

#### LIVING ROOM

12'7 x 10'8 having rustic brick fireplace with log burner, window to side

#### FIRST FLOOR

Landing

#### BEDROOM ONE

13' 11" x 10' 10" (4.24m x 3.3m)

#### BEDROOM TWO

10'3 x 9'11 having airing cupboard housing hot water cylinder

#### OUTSIDE

Off street parking and enclosed small decked area

COUNCIL TAX BAND B



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.