



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.



THOMLINSONS

— 1870 —

138 Main Street, Shadwell LS17 8JB

£1,350 pcm



IMMACULATE | TWO DOUBLE BEDROOMS | VILLAGE LOCATION | UNFURNISHED

An immaculate two bedroom cottage situated in the heart of Shadwell Village with accommodation as follows: Entrance Porch, Lounge with Wood Burning Stove, Fitted Dining Kitchen with Appliances, Two Double Bedrooms and Bathroom with Shower. Parking to Front, Endosed Private Rear Garden.

UNFURNISHED NO SMOKERS.



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

GROUND FLOOR

SITUATION & DESCRIPTION

Shadwell is a most attractive village, located just to the north of Leeds and set within pleasant countryside. The village provides a wide range of amenities, including the highly regarded Shadwell Primary School, village shops, Red Lion pub, church and post office, and regular bus service to Leeds centre.

This delightful cottage benefits from gas central heating and double glazing throughout, ensuring a comfortable and energy-efficient living environment. It has a fully boarded attic with power, providing significant storage space.

ENTRANCE PORCH

glazed porch from the walled front garden leads to:

LOUNGE

14' 1" x 13' 1" (4.29m x 3.99m) The living room features a window that overlooks the front garden, a striking feature fireplace with a hearth, a solid oak beam, and a cosy log-burning stove.

DINING KITCHEN

14' 7" x 13' 1" (4.44m x 3.99m) The kitchen boasts solid oak, painted cabinet doors, and solid wood worktops on three sides. It is equipped with a white ceramic sink and drainer unit with a mixer tap, a four-ring ceramic hob, an eye-level double oven with a grill, and a stainless steel overhead extractor. Additionally, the kitchen includes integrated appliances such as a fridge, a freezer, a washing machine, and a dishwasher. The dining space adjacent to the kitchen provides ample room for dining furniture. The kitchen door opens up to a private rear garden patio, which is surrounded by a wall and offers a tranquil backdrop of mature trees

FIRST FLOOR

LANDING

DOUBLE BEDROOM ONE

14' 1" x 13' 4" (4.29m x 4.06m) master bedroom benefits from fitted, full-height mirror-doored wardrobes, providing ample storage space and enjoy pleasant views to the front.

DOUBLE BEDROOM TWO

10' 6" x 7' 3" (3.2m x 2.21m) The second double bedroom features a built-in wardrobe.

BATHROOM

Fully tiled bathroom. The bathroom is equipped with a plumbed-in shower over the bath, a wall-mounted sink, a low-flush toilet, and convenient built-in storage cupboards

OUTSIDE

The cottage benefits from parking to the front, and an enclosed private rear garden with patio and ease of maintenance. Access to the rear of the property is accessed at the end of the row of cottages.

