



# 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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# THOMLINSONS

— 1870 —

## 12 Barleyfields Terrace, Wetherby LS22 6PW

£1,250 pcm



| THREE BEDROOMS | LOUNGE | KITCHEN | OFF STREET PARKING

A refurbished three bedroom semi detached property within easy walking distance of Wetherby town centre and offering the following accommodation. Open Plan Lounge, Newly Fitted Breakfast Kitchen, Three Bedrooms and Newly Fitted Bathroom with Shower. New carpets and Decor throughout. There is ample parking for several vehicles and an enclosed flagged garden



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



## Directions

The busy market town of Wetherby offers a variety of shopping, schooling and recreational facilities. With the A1 close to hand access is made easy most Yorkshire centres such as Leeds, Harrogate and York as well as the National Motorway Network for easy travel.

## Accommodation Comprises

### LOUNGE

16' 0" x 13' 3" (4.88m x 4.04m) with window to front aspect incorporating staircase to the first floor with open spindles and carved newel post. New radiator, fire surround with fitted coal effect gas fire, coved ceiling and new wall lights.

### BREAKFAST KITCHEN

17' 3" x 8' 11" (5.26m x 2.72m) with a newly fitted Sage wall mounted cupboards, base units and drawers, with work surfaces and inset sink unit. Space for washing machine, dishwasher, new fridge freezer, new integrated electric oven with ceramic hob over, windows to side and rear with door. to rear garden. Understairs area housing central heating boiler. New radiator.

### BEDROOM ONE

13' 6" x 10' 2" (4.11m x 3.1m) with window to front, new central heating radiator, picture rail and cast iron fire surround (Ornamental Only).

### BEDROOM TWO

10' 6" x 9' 0" (3.2m x 2.74m) with window to rear and new central heating radiator.

### BEDROOM THREE

8' 5" x 6' 10" (2.57m x 2.08m) plus door recess. With window to front and new central heating radiator.

### BATHROOM

newly fitted having bath with shower over and screen, newly fitted vanity unit with concealed WC and washbasin, window to side aspect new central heating radiator, tiled. Airing cupboard with insulated cylinder and shelf

### OUTSIDE

To the front of the property is a gravelled garden area along with pathway and blocked paved driveway with ample parking for several cars gated access gives way to the rear of the property which is enclosed with flagged patio area and timber boundary fencing.

### COUNCIL TAX BAND B

