THOMLINSONS
1870

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.

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40 Ribblehead Road, Harrogate HG3 2GW

£2,150 pcm







FOUR BEDROOMS | GOOD LOCATION | EXCLUSIVE KING EDWIN PARK | ENCLOSED GARDENS |

Build in 2020 this four bedroom detached property situated on the exclusive King Edwin Park estate just off Penny Pot Lane on the edge of Harrogate. Accommodation as follows; Lounge, open plan dining kitchen, separate utility, downstairs WC. Master bedroom with en-suite, three further bedrooms and house bathroom. A drive provides off street parking and single garage.

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Directions

Accommodation Comprises

GROUND FLOOR

HALLWAY

LOUNGE
15' 1" x 11' 9" (4.6m x 3.58m) window to front aspect

CLOAKROOM
with WC and washbasin

DINING KITCHEN
15' 3" x 9' 1" (4.65m x 2.77m) with range of wall and floor mounted units with worktops over, integrated gas hob with extractor over, integrated electric oven, space for appliances. French doors leading to rear garden

UTILITY ROOM
worktop with plumbing for washing machine and space for dryer

FIRST FLOOR
landing with storage cupboards

MASTER BEDROOM
12' 9" x 9' 2" (3.89m x 2.79m) with window to rear

EN-SUITE
having white suite comprising; WC, washbasin and shower cubicle, window to front

BEDROOM TWO
15' 2" x 9' 2" (4.62m x 2.79m) window to rear

BEDROOM THREE
12' 1" x 8' 6" (3.68m x 2.59m) window to front

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BEDROOM FOUR/STUDY
8' 6" x 6' 7" (2.59m x 2.01m) window to front

BATHROOM
white suite comprising WC, washbasin and bath

OUTSIDE
a driveway provides parking and leads to a single garage. Enclosed rear garden with patio, garden to front.

COUNCIL TAX BAND E





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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.