



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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28 White Rose Avenue, Garforth LS25 2EE

£1,650 pcm



APPLY VIA RIGHTMOVE | SPACIOUS 4/5 BED FAMILY HOME | MODERN EXTENDED DINING KITCHEN | ENCLOSED REAR |
A well presented extended 4/5 bedroom family home within walking distance of the Train Station and High Street with accommodation as follows: Hall, Lounge, Stud/Bed5, Family Dining kitchen, Cloakroom, Master Bedroom with En-Suite, 3 further bedrooms and house bathroom. Enclosed garden and off street parking for 2 cars.

APPLY VIA RIGHTMOVE - UNFURNISHED/NO SMOKERS



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Directions

Accommodation Comprises

ENTRANCE HALL

With storage cupboard and cupboard with plumbing for washing machine. Stairs to first floor.

OFFICE/S / BEDROOM 5NUG

14' 8" x 7' 9" (4.47m x 2.36m) With window to front.

SITTING ROOM

13' 11" x 12' 3" (4.24m x 3.73m) With large window to front, wood burning stove with mantle over. Wood flooring. TV Point.

KITCHEN/DINING ROOM

23' 0" x 21' 10" (7.01m x 6.65m) A really impressive recently extended and refitted dining kitchen with extension range of fitted wall and base cupboards which include integrated fridge, freezer, microwave/oven, warming drawer, double oven, corner pantry cupboard, 1 1/2 bowl sink unit with Quooker tap for instant boiling water and carbonated water, Neff hob with integrated extractor fan. Dining area with extensive bi folding doors onto rear garden, tv point. Wooden flooring. Door to side of house.

CLOAKROOM

Off the kitchen with low level wc, wash hand basin. Radiator.

FIRST FLOOR

MASTER BEDROOM

12' 7" x 8' 10" (3.84m x 2.69m) with range of built in wardrobes, window overlooking rear garden, radiator.

EN SUITE SHOWER ROOM

With walk in shower cubicle, toilet, wash hand basin, ladder towel rail. Window

BEDROOM TWO

11' 6" x 11' 2" (3.51m x 3.4m) With range of built in wardrobes, window to front, radiator.

BEDROOM THREE

13' 11" x 7' 9" (4.24m x 2.36m) With wardrobe, window to side, velux window, radiator.

HOUSE BATHROOM

With large deep panelled bath, toilet, basin set into vanity unit with drawers, airing cupboard, radiator, underfloor heating. Window.

SECOND FLOOR

BEDROOM FOUR

18' 1" x 7' 4" (5.51m x 2.24m) with velux windows, large storage cupboard.

OUTSIDE

Off street parking for two cars to the front of the house, path to side and rear of house. Enclosed rear south facing garden with decking area, lawn and established flower beds. Garden Shed.



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.