



THOMLINSONS

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43 Walton Chase, Thorp Arch LS23 7RA

£1,350 pcm

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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THREE BEDROOMS | VILLAGE LOCATION | SINGLE GARAGE | GARDENS TO FRONT/REAR | GOOD CONDITION

A modern well presented three bedroom semi-detached property situated in the popular village of Thorp Arch, briefly the property comprises: Lounge, Dining Area, Fitted Kitchen, Entrance, Lounge, Fitted Kitchen, Three Bedrooms and Bathroom. Gardens to Front and Rear. Single Garage. UNFURNISHED/NO SMOKERS



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Accommodation Comprises

SITUATION AND DESCRIPTION

Thorp Arch is a charming and historic village located on the banks of the River Wharfe, known for its welcoming community and peaceful countryside setting. The village offers a range of amenities including a primary school, village hall, and cricket club, while nearby Boston Spa provides cafés, independent shops, and everyday essentials.

For commuters, Thorp Arch is ideally positioned. Wetherby is just a short drive away, with excellent links to Leeds, York, and Harrogate via the A1(M). Rail connections can be found at nearby Garforth and York, while Leeds Bradford Airport is within easy reach for international travel. Scenic riverside walks, cycling routes, and country pubs add to the area's appeal, making Thorp Arch a wonderful place to call home.

GROUND FLOOR

Front door to Entrance Hall

LOUNGE

15' 1" x 11' 8" (4.6m x 3.56m) having feature bay window and living flame gas fire with beech surround, marble inset and hearth, laminate wood floor and understairs storage area

DINING AREA

10' 2" x 7' 5" (3.1m x 2.26m) with sliding patio doors to rear patio and garden

KITCHEN

10' 2" x 7' 3" (3.1m x 2.21m) having a range of modern fitted units incorporating worktops with cupboards over and under, four ring gas hob with oven under and extractor over, integrated dishwasher, space for washing machine, space for fridge freezer, door to rear patio.

FIRST FLOOR

Landing airing cupboard off

BEDROOM ONE

11' 6" x 8' 10" (3.51m x 2.69m)

BEDROOM TWO

13' 10" x 8' 9" (4.22m x 2.67m)

BEDROOM THREE

8' 7" x 5' 9" (0m x 1.75m)

BATHROOM

part tiled and having modern white suite with Jacuzzi bath with shower over and screen, low level wc and pedestal wash basin

OUTSIDE

a tarmac driveway leads to a detached single garage with up and over door, lawned gardens to front with border areas whilst to the rear lies mainly laid to lawn with patio area

