



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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Ivy House, Roecliffe YO51 9LY

£1,700 pcm



THREE BEDROOMS | STUNNING LOCATION | LARGE GARDEN | OUTBUILDING FOR STORAGE | PETS CONSIDERED

A stunning three bedroom double fronted detached house situated in the picturesque village of Roecliffe overlooking the village green and with accommodation as follows: Recently fitted kitchen & utility, lounge, dining room/snug, conservatory, three bedrooms and recently fitted bathroom. Outbuildings for storage and good sized gardens.

UNFURNISHED/PETS CONSIDERED



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Directions

From the centre of Boroughbridge proceed down the High Street, into Fishergate and turn left at the 'T' junction onto Horsefair. Turn right just past the pedestrian crossing onto Roecliffe Lane and follow this road under the A1 and into Roecliffe village. Ivy House is on the left over looking the village green.

Accommodation Comprises

SITUATION AND DESCRIPTION

Location - The village of Roecliffe is a picturesque village with an interesting mix of properties set around its well tended green. an ideal location in which to explore the area further. Most of the bridalways and footpaths are linked so walkers or cyclists can easily connect to the local villages of Roecliffe.

This immaculately presented character property will undoubtedly appeal to those seeking the tranquillity of village life yet still enjoying the convenience of access to business centres via the A1 motorway including Leeds, Darlington and Teesside. In addition Roecliffe is well placed for daily travel to Harrogate, York, Ripon and Northallerton. Immediate village facilities include a successful village primary school and church. The historic market town of Boroughbridge offers a traditional High Street of shops, doctor and dental surgeries, main post office, library with a community resource centre and good bus service.

GROUND FLOOR

entrance hall

LOUNGE

22' 4" x 11' 4" (6.81m x 3.45m) with fireplace and living flame electric stove, window to front and rear aspect

DINING ROOM/SNUG

14' 8" x 9' 5" (4.47m x 2.87m) with stone fireplace incorporating open fire with grate, window to front and double French doors to Conservatory

CONSERVATORY

14' 2" x 8' 11" (4.32m x 2.72m) with French doors leading to rear garden

KITCHEN

10' 7" x 9' 0" (3.23m x 2.74m) having recently fitted range of wall and floor mounted units with worktops over, integrated oven with hob over and extractor, integrated dishwasher, integrated fridge freezer, window overlooking the green.

UTILITY ROOM

10' 4" x 6' 2" (3.15m x 1.88m) having recently fitted range of floor mounted units with worktop over, washing

machine, space for dryer

FIRST FLOOR

landing

BEDROOM ONE

14' 10" x 9' 7" (4.52m x 2.92m) window to front, storage cupboard

BEDROOM TWO

11' 9" x 6' 11" (3.58m x 2.11m) window to front

BEDROOM THREE

9' 1" x 7' 10" (2.77m x 2.39m) window to front and fitted storage area

BATHROOM

recently fitted bathroom being tiled and having bath with shower over and screen, low level WC, pedestal washbasin, window to rear

OUTSIDE

Outside lies a driveway leading upto a good sized south facing rear garden with outside storage, greenhouse along with off street parking for a number of vehicles.

COUNCIL TAX BAND E



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.