

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.

4 Church Farm Yard, Westfield Road, Tockwith YO26 7AD

£1,750 pcm



NEW BUILD | SEMI DETACHED BARN | TWO DOUBLE BEDROOMS | EN-SUITE | OFF ROAD PARKING

An immaculate newly built spacious semi detached Barn tucked away in a quiet courtyard location with accommodation as follows: Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Two Double Bedrooms, En-Suite, House Bathroom.

Rear Garden. Off Road Parking.

UNFURNISHED NO PETS OR SMOKERS

Directions

Accommodation Comprises

GROUND FLOOR

ENTRANCE VESTIBULE

arched window with access, with cloaks cupboard off. LED ceiling lights

DOWNSTAIRS WC

with wall mounted vanity basin, low level WC, extractor. LED ceiling lights

LOUNGE

being light and spacious with full length arched window to front and sliding patio door to rear, fireplace inset brick and stone hearth with stone mantel over, LED ceiling lights, wood effect laminate flooring.

DINING KITCHEN

laminate wood effect flooring, LED ceiling light fittings and having a range of wall and floor mounted units with worktops over, integrated dishwasher, integrated washing machine, space for fridge freezer, full length arched window to front, window to side and rear, access door to rear garden, cupboard housing boiler.

FIRST FLOOR

with solid wood open staircase, velux window, wall light

DOUBLE BEDROOM ONE

14' 6" x 11' 3" (4.42m x 3.43m) with velux window. LED ceiling lights, wall lights

EN-SUITE

part tiled and having WC, washbasin and corner shower cubicle, ladder style heated towel rail. LED ceiling lights, velux window

DRESSING ROOM

with walk in dressing room and having a range of fitted wardrobes with hanging rails and shelves. LED ceiling lights

DOUBLE BEDROOM TWO

17' 6" x 15' 5" (5.33m x 4.7m) with fitted wardrobes and window to side aspect, two further velux windows, cupboard housing hot water cylinder. LED ceiling lights

HOUSE BATHROOM

part tiled and having bath with mixer tap, WC, pedestal washbasin and separate fitted shower cubicle, velux window, LED ceiling lights

OUTSIDE

enclosed rear garden with shed whilst to the front lies two parking spaces with visitor spaces. Charging Point.

