



THOMLINSONS

1870



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10, Netherdale Court, Wetherby, LS22 6SW

£695 pcm

Term & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding fee (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.
- Sharing. We do not accept Sharers or Multiple Occupancy
- Benefit recipients. The landlords' insurers and mortgage lender impose a restriction.

Moving In

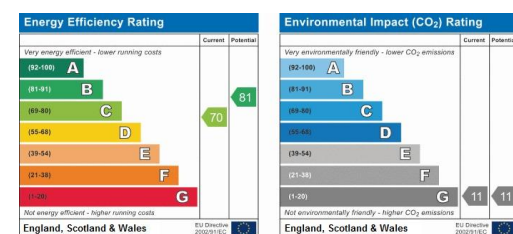
The lease signing can take from 30 – 60 minutes. We recommend you read the lease prior to this signing appointment giving you an opportunity to familiarise yourself with all the details and prepare any questions. A lease will be available on request.

On your move in date an appointment will be made for the keys and the inventory 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.



NO SMOKERS | BEDROOM | BATHROOM | KITCHEN | LOUNGE

A one bedroomed FIRST FLOOR apartment with walking distance of Wetherby town centre with accommodation comprising Lounge, Kitchen, Bedroom, Bathroom. Single Garage. Communal gardens. UNFURNISHED/NOT SUITABLE FOR PETS



01937582748 | www.thomlinsons.co.uk





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— 1870 —



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Directions

The market Town of Wetherby benefits from a range of shopping, schooling and recreational facilities and is situated within easy reach of the A1/M1 link road which gives direct access to the M62 and A64. Other Major centres such as Leeds, Harrogate and York are also easily accessible. With electric storage heating and double glazing

Accommodation Comprises

ENTRANCE

stairs to First Floor with storage cupboard

FIRST FLOOR

LOUNGE

14' 1" x 12' 0" (4.29m x 3.66m) having electric storage heater, storage cupboard and window to front aspect

BATHROOM

having panelled bath with shower over and screen, low level wc and pedestal washbasin

BEDROOM

7' 3" x 15' 9" (2.21m x 4.8m) having window to rear

KITCHEN

9' 9" x 7' 5" (2.97m x 2.26m) part tiled and having wall and floor mounted units with worktops over, washing machine, fridge/freezer and built in oven and hob with extractor over

OUTSIDE

Single Garage, communal garden areas and parking to rear

