

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

Gardeners Cottage, Back Lane, Great Ouseburn YO26 9AB

£2,600 pcm



QUIET LOCATION | MASTER BEDROOM WITH EN-SUITE | TWO FURTHER BEDROOMS | LARGE ENCLOSED GARDEN |

A three bedroom detached house tucked away in this sought after village with accommodation as follows; hall/snug, lounge, utility room, shower room, dining kitchen, ground floor master bedroom with en-suite, two further first floor bedrooms, house bathroom. Large enclosed garden, sunhouse. parking. UNFURNISHED/NO SMOKERS

Directions

Accommodation Comprises

GROUND FLOOR

HALL/SNUG

French doors into hallway/snug with ceramic tiled flooring and having wood burning stove, spot lights and modern open staircase to first floor, byfolding doors to garden area.

LOUNGE

with solid wood flooring, byfolding doors overlooking rear, window to side

DINING KITCHEN

French doors from hallway to kitchen and having range of modern wall and floor mounted units with integrated oven, 5 ring ceramic hob with extractor over, integrated dishwasher, integrated fridge freezer, LED lights and ceramic tiled floor, byfolding doors to large garden area

MASTER BEDROOM

having byfolding doors to large garden, ceramic tiled flooring, fitted wadrobes, LED lights

ENSUITE SHOWER ROOM

fully tiled and having large walk in shower cubicle, concealed WC, washbasin, bath, LED lights, shrome heated towel rail.

UTILITY ROOM

with wall and floor mounted units incorporating sink with worktops over, ceramic tiled floor, washing machine, tumble dryer, LED lights, window to side and door to;

SHOWER ROOM

fully tiled and having large walk in shower cubicle, concealed WC, washbasin, LED lights, extractor fan, window to side and rear

FIRST FLOOR

a modern open staircase leads to the first floor, storage area

BEDROOM TWO

solid wood floor, velux windows, LED lights

HOUSE BATHROOM

fully tiled and having bath, walk in shower, WC and washbasin, LED lights, chrome heated towel rail, extractor fan

BEDROOM TWO

with solid wood floor, wall lights, velux window to side

OUTSIDE

Large enclosed walled cottage garden with fruit trees, borders and mainly laid to lawn, good sized patio area, gate to front with private parking

SUNHOUSE

good sized original cottage garden greenhouse/sunhouse with grapevine

PARKING

Gated access to a pebbled driveway with private parking for 2/3 cars and lawn area.

COUNCIL TAX BAND F

