

## 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.

6 Fairfield Road, Tadcaster LS24 9SN

£995 pcm



TWO BEDROOMS | MODERN | LOCATED CLOSE TO SCHOOLS | PETS CONSIDERED |

A very well presented brick built mid terrace house with gas central heating and sealed unit double glazing, situated within walking distance of the Town Centre with excellent local shopping facilities and amenities. The accommodation in brief comprises Lounge, Dining Kitchen, Two Bedrooms and Bathroom. Enclosed rear garden and private allocated parking space. UNFURNISHED/PETS CONSIDERED/NO SMOKERS



## Directions

## Accommodation Comprises

### GROUND FLOOR

#### SITUATION AND DESCRIPTION

The busy Town of Tadcaster offers a wide variety of shopping, schooling and recreational facilities. There is good road access to principal Yorkshire Centres including those of Leeds, Harrogate and York. The new A1./M1 Link Road is also close to hand giving direct access to the National Motorway Network..

#### LOUNGE

13' 0" x 12' 8" (3.96m x 3.86m) having large double-glazed picture window to front. Central heating radiator.

#### DINING KITCHEN

12' 8" x 8' 1" (3.86m x 2.46m) having range of modern wall and floor mounted units with integrated electric fan oven and hob, integrated slimline dishwasher, space for fridge freezer, space for washing machine. Two UPVC double glazed windows and double glazed door to rear garden. Gas central heating combi boiler. Fridge. Tiled floor.

#### STAIRS TO FIRST FLOOR

with fitted cupboard

#### BEDROOM ONE

11' 6" x 9' 6" (3.51m x 2.9m) with window to front aspect walk in wardrobe.

#### BEDROOM TWO

11' 10" x 6' 8" (3.61m x 2.03m) having built in wardrobes with sliding mirror fronted doors, double glazed window to rear.

#### BATHROOM

tiled and having white suite comprising panelled bath with shower over, concealed WC and vanity washbasin' laminate floor, chrome heated towel rail, double glazed window.

#### OUTSIDE

enclosed rear artifical lawned garden, with flagged patio area. Gate to rear with access to private parking. Shed.

