



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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Orchard Cottage, 3 Main Street, Ledston WF10 2AA

£1,350 pcm



THREE BEDROOMS | TWO RECEPTION ROOMS | FITTED KITCHEN | GARAGE

An immaculate three bedroom extended semi detached property with open views and located in the picturesque village of Ledston with accommodation as follows: Hall, Lounge, Separate Sitting Room, Kitchen with appliances, Downstairs Cloakroom, Utility. Three Bedrooms and Bathroom. Single Garage. Gardens
UNFURNISHED/NO SMOKERS



01937582748 | www.thomlinsons.co.uk



Directions

Orchard Cottage is situated in the picturesque village of Ledston next to open farmland, the village boasts walks and footpaths and the nearby Fairburn Ings RSBP and Ledston Hall. The nearby Chequers Public House at Ledsham is good for food. The property lies within easy access of the A1/M1 link road ideal for the commuter. Schooling and recreational facilities are close by. With New Gas Fired Central Heating and Boiler. Double Glazing throughout

Accommodation Comprises

ENTRANCE HALL

A front entrance door leads into the entrance lobby. Stairs to first floor, and door to:

LOUNGE

21' 5" (maximum) x 19' 8" (maximum) (6.53m (maximum) x 5.99m (maximum)) An 'L' shaped room with feature fireplace having wooden mantel, stone hearth with electric log burning fire, double glazed window to front aspect and French doors and side panels leading out into rear garden. Understairs storage cupboard and double doors to:

SITTING ROOM/DINING ROOM

10' 10" x 16' 7" (3.3m x 5.05m) A delightful room looking out onto the landscaped garden and far reaching views to the rear. Double glazed windows to three sides

KITCHEN

8' 10" x 9' 7" (2.69m x 2.92m) part tiled and having wall and base units with roll edge work surfaces incorporating a sink unit with mixer tap. Tiled splashbacks. Concealed plumbing for dishwasher. Ceramic hob with extractor over and an electric oven. Space for fridge and UPVc double glazed window to front.

DOWNSTAIRS WC

having low level wc and hand washbasin

SIDE ENTRANCE/LOBBY/SUNROOM

6' 1" x 20' 6" (1.85m x 6.25m) Front entrance door and having personal door leading to Single Garage with Utility, UPVc double glazed rear door leading into the rear garden.

UTILITY AREA

located to the rear of the garage and comprises of floor mounted unit with worktop over, stainless steel sink with mixer tap and plumbing for washing machine and tumble dryer, double glazed window to rear

LANDING

A spacious landing with UPVc double glazed window to rear with open views. Loft hatch and airing cupboard housing Boiler. Doors to:

FIRST FLOOR

MASTER BEDROOM

10' 2" (to wardrobe fronts) x 10' 5" (maximum) (3.1m (to wardrobe fronts) x 3.18m (maximum)) Fitted wardrobes to one wall and over head storage. Second storage cupboard above bulk head. Two UPVc double glazed windows to front.

BEDROOM TWO

9' 0" x 12' 0" (2.74m x 3.66m) wardrobe and double glazed window to front.

BEDROOM THREE

8' 11" x 8' 11" (2.72m x 2.72m) double glazed window to rear with extensive views.

SHOWER ROOM

6' 5" x 7' 3" (1.96m x 2.21m) Modern white suite comprising, corner shower cubicle, vanity wash basin and low level WC. Radiator, tiled walls, shaver point and UPVc obscure double glazed window to rear.

OUTSIDE

A lawn and borders to the front with pebbled driveway providing ample parking, leading to the garage with up and over door, power and light. A gate to the side leads in to the private landscaped rear garden with views across open farmland, patio sitting out area

GARAGE

fitted floor mounted unit to the rear with sink and plumbing for washing machine, space for dryer.

COUNCIL TAX BAND D

