



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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3 Crimble View, Kirk Deighton LS22 4ED

£1,600 pcm



FULLY REFURBISHED | THREE DOUBLE BEDROOMS | QUIET LOCATION | OFF STREET PARKING | OUTHOUSES FOR STORAGE

A recently refurbished stone built double fronted three bedroom mid terrace property located in the sought after location of Kirk Deighton and a quiet cul-de-sac location. Entrance, Dining Kitchen, Lounge, Three Double Bedrooms and House Bathroom. Off Street Parking, Garens and Outhouses for Storage. UNFURNISHED **APPLY VIA RIGHT MOVE**



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Directions

Proceeding from Wetherby along Deighton Road towards Kirk Deighton. Enter Kirk Deighton travelling along Main Street and passing the Bay Horse on the left hand side. Proceed to the war memorial and turn onto Crimple View where the property will be identified by a Thomlinsons for sale board.

Accommodation Comprises

KIRK DEIGHTON

Kirk Deighton is an unspoilt limestone village extremely conveniently located approximately one mile north of the busy market town of Wetherby well served by a wide variety of shopping, schooling, travel and recreational facilities. The A1 is also close by giving excellent access to all important centres such as Leeds, Bradford, York and Harrogate as well as convenience for travel further afield.

ENTRANCE VESTIBULE

leading to:

HALLWAY

with LED lights

LOUNGE

18' 4" x 11' 10" (5.59m x 3.61m) window to front and rear aspect. LED lights

DINING KITCHEN

18' 1" x 10' 3" (5.51m x 3.12m) having newly fitted range of modern units with worktops, integrated oven and hob with extractor over, dishwasher, window to front and rear, understairs storage. LED lights.

UTILITY ROOM

with plumbing for washing machine, window to rear.

FIRST FLOOR

landing with window to rear, airing cupboard

DOUBLE BEDROOM ONE

11' 3" x 10' 4" (3.43m x 3.15m) window to front, alcove with shelves, walk in wardrobe with hanging rail. LED lights.

STUDY/DRESSING ROOM

9' 4" x 3' 11" (2.84m x 1.19m) with window to rear aspect, this room can be utilised as an office space or dressing

room. LED lights.

DOUBLE BEDROOM TWO

11' 10" x 10' 1" (3.61m x 3.07m) with window to front aspect, alcove with helves and walk in wardrobe with hanging rail. LED lights.

DOUBLE BEDROOM THREE

11' 1" x 8' 11" (3.38m x 2.72m) with window to rear. LED lights.

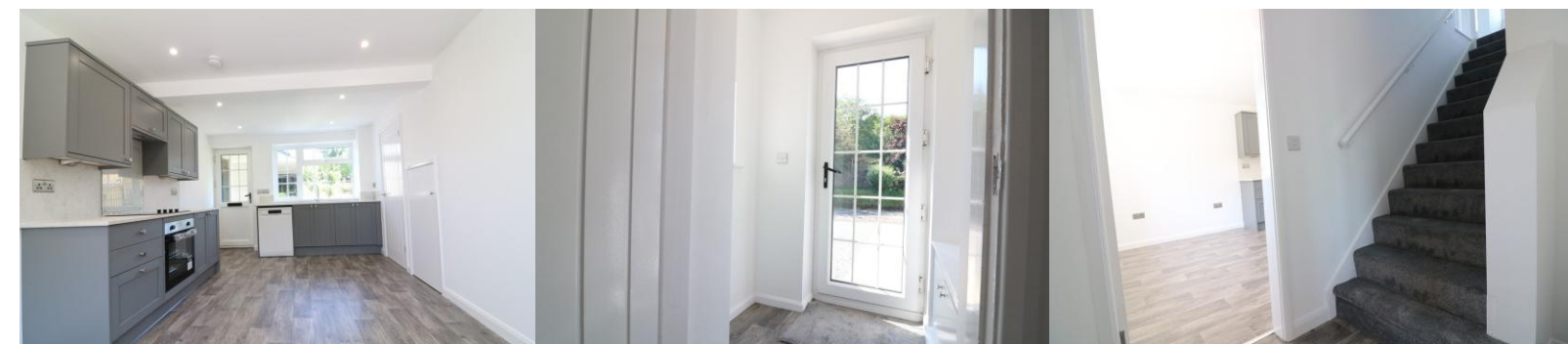
BATHROOM

part tiled and having white suite consisting: bath with shower over and screen, low level WC, vanity washbasin, LED lights, window to rear.

OUTSIDE

parking area to the front for two cars, whilst to the rear lies an enclosed rear garden with three separate outhouses one being an outside toilet all with power and light.

COUNCIL TAX BAND D



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.