



# THOMLINSONS

— 1870 —

## General Conditions

### TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

### RENT AND BOND

Rents are to be paid via Standing Order on the first day of each month. The bond payable will be the equivalent of one and a quarter months' rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

|                     |               |
|---------------------|---------------|
| Up to £1,000.00 PCM | £90 Inc. VAT  |
| £1,000 - £2,000 PCM | £180 Inc. VAT |
| £2,000 - £3,000 PCM | £240 Inc. VAT |
| £3,000 - £4,000 PCM | £360 Inc. VAT |

### OUTGOINGS

The Tenant is responsible for all outgoing payments including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline.

### REFERENCES AND COSTS

Prospective tenants will be referenced by Legal for Landlords Referencing Services and the following charges will apply: -

Individual Tenant  
£180.00 Inc. VAT

Two Tenants  
£300.00 Inc. VAT

Additional Applicant (18 years and over)  
£120.00 Inc. VAT

Guarantor  
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

On commencement, all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide: -

- Proof of Residency in the form of a utility bill, paper driving licence etc.
- Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)
- Cash payment/deared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.

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## Chatterton House, Little Catterton Lane, Catterton, Tadcaster

£1200 pcm



**NEXT TO RIPON FARM SERVICES OFF THE A64 | THREE BEDROOMS | SPACIOUS | NO PETS | NO SMOKERS**  
 A spacious three-bedroom detached property on the outskirts of Tadcaster next to Ripon Farm Services close to the A64 and overlooking fields to the front aspect and offering the following accommodation: Through Lounge/Dining Room, Fully Fitted Dining Kitchen, Utility, Separate WC. Three Double Bedrooms and House Bathroom. Garden to Front.  
 UNFURNISHED/NO PETS OR SMOKERS



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)





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## Directions

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Chatterton House lies on the outskirts of Tadcaster located next to Ripon Farm Services with views over open fields to the front aspect and is situated close to the A64 giving access to Leeds and York City Centres, A1 and M62 Road networks. Local amenities include a variety of shops, schools, swimming pool, leisure centre, recreational and public transport facilities

## Accommodation Comprises

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### GROUND FLOOR

#### SPACIOUS ENTRANCE HALL

#### LIVING ROOM

16'9 x 11'9 (into bay) Archway to:

#### DINING ROOM

11'9 x 12'2

#### BREAKFAST KITCHEN

12'7 x 14' having a range of newly fitted units incorporating worktops with cupboards over and under, integrated double oven and hob, integrated fridge and freezer, integrated dishwasher, stainless steel single drainer sink, marble tiled flooring and halogen inset ceiling lights, back door to side.

#### UTILITY

having worktop with plumbing for washing machine, boiler and door to:

#### DOWNSTAIRS WC

with low level wc, pedestal hand wash basin

### FIRST FLOOR

#### LANDING

with airing cupboard.

#### DOUBLE BEDROOM ONE

16'7 x 12'0 (into bay)

#### DOUBLE BEDROOM TWO

11'9 x 12'0

#### DOUBLE BEDROOM THREE

12'8 x 8'3

#### BATHROOM

part tiled and having a newly fitted suite comprising panelled bath, pedestal wash hand basin, low level WC, large corner shower cubicle.

#### OUTSIDE

Garden and Parking to front of the property

