



# 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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## 11 Toll Bar Way, Tadcaster LS24 8JT

£1,750 pcm



FOUR BEDROOMS | GOOD SCHOOLS | QUIET LOCATION | AVAILBLE NOW | NO SMOKERS

A spacious four bedroom detached family home situated on this sought-after development in Tadcaster, with close proximity to a range of superb amenities and schools. Accommodation: Dining Kitchen with appliances, Lounge, Four Bedrooms one with en-suite, House Bathroom. Double Garage. Gardens.



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





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## Directions

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## Accommodation Comprises

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### SITUATION AND DESCRIPTION

Tadcaster prides itself on its excellent range of local amenities, such as independent eateries, beauty salons and trendy bars. The Town also has a thriving community spirit and plays host to a variety of local sports clubs. For the avid commuter, Tadcaster benefits from its close proximity to the motorway as well as the A64 offering great connectivity through to Leeds and York.

### GROUND FLOOR

#### ENTRANCE HALL

spacious and light

#### DOWNSTAIRS CLOAKROOM

with low level WC and washbasin.

#### LOUNGE

21' 11" x 10' 6" (6.68m x 3.2m) with window to front and rear and living flame fire

#### DINING ROOM

12' 5" x 9' 9" (3.78m x 2.97m) with window to front and large open archway to Kitchen

#### KITCHEN

12' 10" x 9' 9" (3.91m x 2.97m) having wall and floor mounted units with worktops over, integrated double oven and hob with extractor over, window to rear aspect.

#### UTILITY ROOM

having worktop and plumbing for washing machine and tumble dryer, door and window to rear

### FIRST FLOOR

#### MASTER BEDROOM

13' 2" x 12' 3" (4.01m x 3.73m) window to front

#### EN-SUITE

fully tiled and having shower cubicle, WC and washbasin, window to front

#### BEDROOM TWO

12' 3" x 11' 0" (3.73m x 3.35m) window to front

#### BEDROOM THREE

9' 6" x 9' 3" (2.9m x 2.82m) window to rear

#### BEDROOM FOUR

9' 3" x 8' 10" (2.82m x 2.69m) window to rear

#### HOUSE BATHROOM

fully tiled and having white suite with bath with shower over and screen, floating washbasin and low level wc, window to front.

#### OUTSIDE

good sized gardens to the front of the property and a well stocked garden to rear. Driveway offering ample off-street parking leading to double garage.

