



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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1 Jasmine Cottage Main Street Little Ouseburn YO26 9TD

£1050 pcm



TWO BEDROOMS | RECENTLY REFURBISHED | VILLAGE LOCATION | LARGE GARDEN |

A recently refurbished two bedroom cottage located in the popular village of Little Ouseburn; Entrance, Lounge with wood burning stove, dining kitchen, two bedrooms and shower room. Large garden. Parking. UNFURNISHED NO PETS OR SMOKERS.



01937582748 | www.thomlinsons.co.uk





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Directions

COUNCIL TAX BAND D

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL

spacious and light with a good sized understairs storage cupboard

LOUNGE

12' 4" x 12' 6" (3.76m x 3.81m) having wood burning stove with mantel over and stone hearth, two double glazed window to front aspect

DINING KITCHEN

12' 7" x 7' 2" (3.84m x 2.18m) recently fitted wall and floor mounted units with worktops over, integrated oven and hob, washing machine, fridge and freezer, breakfast bar, window and door to rear.

REAR PORCH

enclosed porch off the kitchen.

STAIR/LANDING

having window to half landing

BEDROOM ONE

10' 11" x 11' 10" (3.33m x 3.61m) with fitted wardrobes to alcove and window to front aspect

BEDROOM TWO

12' 8" x 7' 1" (3.86m x 2.16m) with window to rear aspect

SHOWER ROOM

part tiled and having large walk in shower cubicle, low level wc and pedestal washbasin, window to front

OUTSIDE

good sized garden to rear with small neatly maintained garden to front, two outhouses for storage and greenhouse, gated access to rear with off street parking.

