

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

53 Carrfield Road, Barwick in Elmet

£1,100 pcm



THREE BEDROOMS | RURAL VIEWS | MODERN FITTED KITCHEN | QUIET LOCATION | PETS CONSIDERED

A three bedroom semi-detached property overlooking fields to the rear and located in a quiet cul-de-sac location. Accommodation as follows; Entrance hall, through lounge/dining area with wood burning stove, modern fitted kitchen with space for washing machine and fridge freezer. Three bedrooms and House Bathroom. UNFURNISHED PETS CONSIDERED/NO

Directions

Accommodation Comprises

GROUND FLOOR

SITUATION & DESCRIPTION

The property is situated in the ever popular village of Barwick in Elmet, with stunning views to the rear and backing open farmland.

ENTRANCE HALL

with laminate flooring

LOUNGE/DINING ROOM

with windows to front and wood burning stove inset fire surround and hearth, windows to rear overlooking rear garden and farmland

KITCHEN

wall and floor mounted units with worktops over, integrated oven and hob with extractor over, space for fridge freezer and space for washing machine

FIRST FLOOR

stairs to first floor leads to; storage cupboard

BEDROOM ONE

with windows to front aspect

BEDROOM TWO

with windows to rear aspect and open fields

BEDROOM THREE

with window to front aspect

HOUSE BATHROOM

part tiled and having bath with shower over, shower and screen, washbasin, WC, window to rear

OUTSIDE

good sized lawned area to front with alleyway to side leading to rear access. to the rear lies a lawned garden area with small patio and views across open farmland.



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.