



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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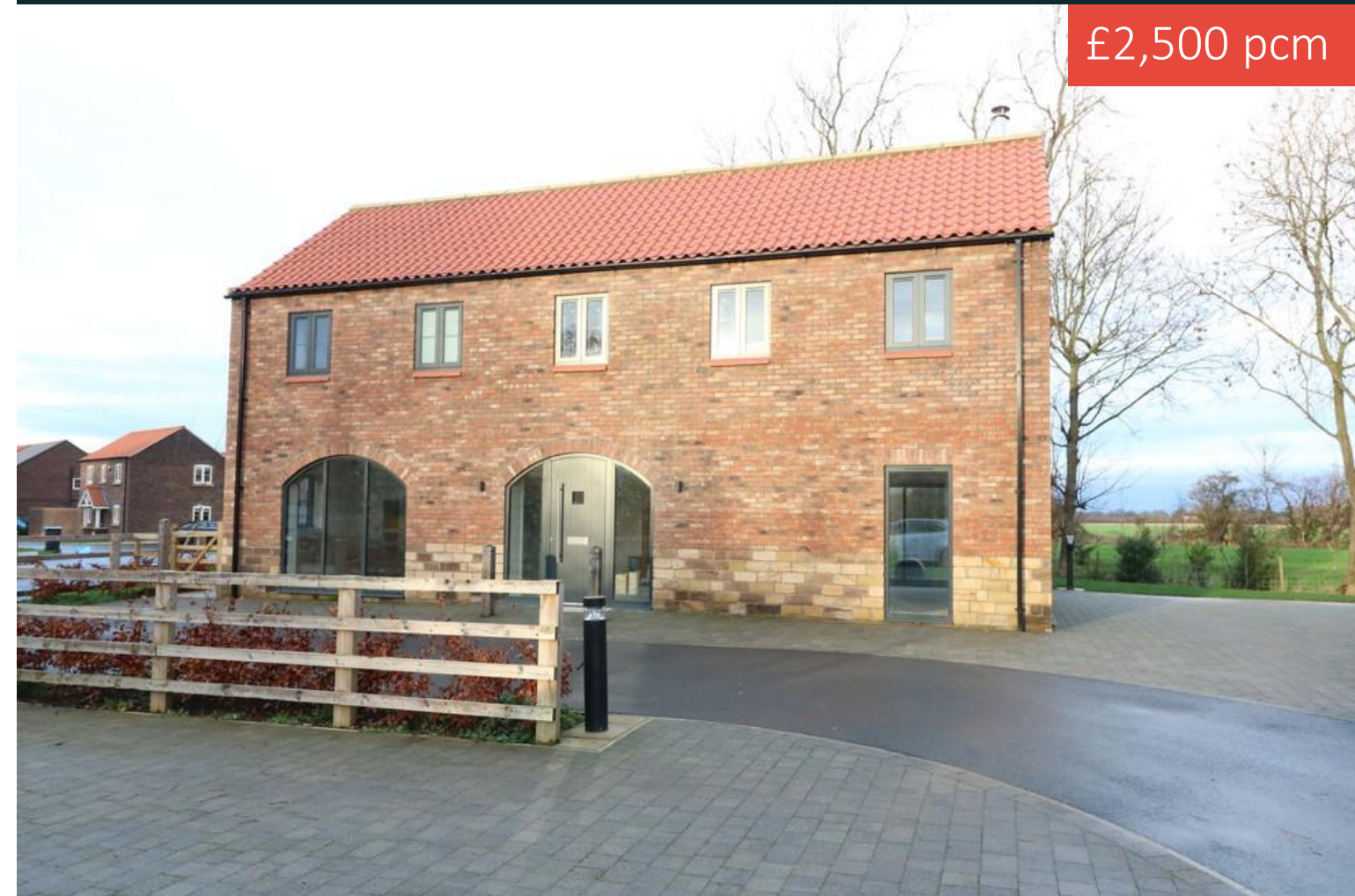


THOMLINSONS

— 1870 —

2 Church Farm Yard, off Westfield Road, Tockwith YO26 7AD

£2,500 pcm



NEW BUILD | COMING SOON | FAMILY DINING KITCHEN WITH LIVING SPACE | FOUR BEDROOMS | EN-SUITE SHOWER ROOM
An immaculate and spacious detached "New Build" Barn Conversion, this beautiful family home will be ready to move into January 2026. Entrance Vestibule, Open Plan Family Dining Kitchen with Living Space, Lounge, Utility, Cloakroom, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, House Bathroom. Enclosed Garden to Rear with Stream and Views Over Open Farmland, Parking and Charging Point. UNFURNISHED. PETS CONSIDERED. STRICTLY NO SMOKERS.



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

**COMING SOON **

The property will have internal photos once completed in January 2026 so occupation ideally needs to be mid to late January 2026.

SITUATION AND DESCRIPTION

Tockwith is an attractive village within easy car commuting distance of York, Harrogate, Leeds, the A1(M) motorway and the Market Town of Wetherby. There is a nearby railway link in the village of Cattal (3 miles) and the main links to London from York (9 miles) and Leeds (27 miles). The village has a good range of facilities that include local school, church, two public houses, village shop, hairdressers, bowling green and village hall. More comprehensive facilities are available in the Market Town of Wetherby some 6 miles away and the historic city of York is approximately 10 miles away offering more sophisticated facilities.

GROUND FLOOR

ENTRANCE HALL

with understairs storage and LED lights

LOUNGE

17' 6" x 16' 6" (5.33m x 5.03m) with brick fireplace and limestone lintel over and hearth, sliding patio door to rear garden and outstanding views over farmland. LED lights

DINING KITCHEN

33' 9" x 16' 8" (10.29m x 5.08m) good sized open plan kitchen with living space and having wall and floor mouted units with worktops over, integrated oven and hob with extractor over, integrated dishwasher, centre island, floor mounted unit with space for inset american fridge freezer, large picture window tto front and side, sliding patio door to rear aspect. LED lights.

REAR ENTRANCE/UTILITY

with plumbing for washing machine and space for dryer. LED lights

DOWNSTAIRS WC

with WC and vanity washbasin. LED lights

FIRST FLOOR

landing with window to front aspect. LED lights

MASTER BEDROOM

15' 8" x 11' 4" (4.78m x 3.45m) with fitted wardrobes, window, LED lights

EN-SUITE SHOWER ROOM

with large walk in shower cubicle, WC and vanity wash basin, extractor. LED lights

BEDROOM TWO

17' 2" x 10' 02" (5.23m x 3.1m) with fitted wardrobes and windows to two sides. LED lights

BEDROOM THREE

16' 6" x 8' 7" (5.03m x 2.62m) window, LED lights

BEDROOM FOUR

16' 6" x 8' 6" (5.03m x 2.59m) with window overlooking fields, LED lights

HOUSE BATHROOM

with bath, large shower cubicle, WC and vanity washbasin, window and LED lights

OUTSIDE

to the rear lies a patio area with lawn and borders, stream, shed and overlooking open fileds, to the front lies a parking area for three to four cars, charging point.

