THOMLINSONS
1870

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.

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The Willows, 66a Main Street, Thorner LS14 3BU

£2,250 pcm







OPEN PLAN KITCHEN | IMMACULATE | VILLAGE LOCATION | EN-SUITE | THREE BEDROOMS

An immaculate three bedroom extended detached family home situated in the sought after location of Thorner with accommodation as follows: Hall, good size open plan kitchen with appliances, lounge, master bedroom with en-suite and walk in wardrobe, two further bedrooms and house bathroom. Enclosed garden and off street parking. UNFURNISHED NO

Directions

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL
with marble tiled floor, understairs storage cupboard.

GUEST WC
with low level wc and pedestal washbasin

LOUNGE
21' 11" x 10' 11" (6.68m x 3.33m) having laminate wood flooring, window to front aspect and French doors to rear

OPEN PLAN KITCHEN
16' 9" x 14' 2" (5.11m x 4.32m) tiled floor and having quality range of wall and floor mounted units with worktops over, disposal unit and Quooker tap, integrated oven and induction hob, dishwasher and fridge freezer, wine fridge and breakfast bar. Bifolding doors to garden. door to front.

OPEN PLAN DINING AREA
13' 6" x 10' 11" (4.11m x 3.33m) tiled floor and French door to rear aspect

OPEN PLAN SNUG AREA
10' 3" x 9' 9" (3.12m x 2.97m) tiled floor and two windows to front and side aspect

UTILITY ROOM
7' 9" x 6' 2" (2.36m x 1.88m) worktop with sink

FIRST FLOOR
landing, with airing cupboard

MASTER BEDROOM
13' 2" x 10' 11" (4.01m x 3.33m) with window to front

EN-SUITE/WALK IN WARDROBE
having shower cubicle, WC, pedestal washbasin and fitted wardrobes

BEDROOM TWO
14' 6" x 9' 3" (4.42m x 2.82m) window to front and built in wardrobes

BEDROOM THREE
12' 3" x 8' 11" (3.73m x 2.72m) window to rear and fitted wardrobes

HOUSE BATHROOM
luxury house bathroom comprising; part tiled, double vanity washbasin, walk in shower enclosure and window to rear.

OUTSIDE
private enclosed rear garden with access through the gate, whilst to the front lies a neat garden with shrubs and off street parking.

COUNCIL TAX BAND F





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.