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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# 1 Black Dyke Lane, Upper Poppleton YO26 6PT

£1,400 pcm







THREE BEDROOMS | TWO RECEPTION ROOMS | KITCHEN | GROUND FLOOR BATHROOM | DORMER BUNGALOW

A spacious three bedroom semi detached dormer bungalow in this sought after village of Upper Poppleton. Entrance Hall, Living Room, Separate Garden/Dining Room, Three Bedrooms, Kitchen, House Bathroom. Single Garage and gardens.
UNFURNISHED/NO SMOKERS

## Directions

Upper Poppleton lies just off the A59 giving easy access to York and Harrogate. Wetherby is located approx 10 miles away and Harrogate approx 16 miles. Situated in a quiet location and set in this popular residential area convenient for local Schools and amenities yet with easy access into the City Centre

## Accommodation Comprises

**SITUATION & DESCRIPTION**
Upper Poppleton is a highly regarded village situated to the west of York, offering an attractive blend of village life and convenient access to the city. The village has a range of local amenities, including shops, traditional pubs, a primary school and recreational facilities, together with pleasant walks through the surrounding countryside. Poppleton railway station provides convenient links to York and beyond, while excellent road connections via the A59 and A1237 make the area particularly appealing to commuters. Combining a friendly community atmosphere with easy access to York's extensive shopping, leisure and cultural attractions, Upper Poppleton is a popular location for tenants seeking a village setting within easy reach of the city.

**GROUND FLOOR**

**ENTRANCE HALL**
with understairs storage cupboard

**LOUNGE**
13' 11" x 14' 0" (4.24m x 4.27m) having a fitted living flame log burner fire with mantel, TV aerial point, window to front aspect

**KITCHEN**
10' 3" x 10' 9" (3.12m x 3.28m) having a range of fitted wall and floor mounted units incorporating worktops with cupboards over and under, four ring electric hob with oven under and stainless steel canopy over, space for fridge, space for washing machine, space for dishwasher. Window and door to rear.

**GARDEN/DINING ROOM**
19' 4" x 9' 11" (5.89m x 3.02m) with window and door overlooking rear garden

**STUDY/BEDROOM THREE**
12' 1" x 9' 11" (3.68m x 3.02m) with window to front

**GROUND FLOOR BATHROOM**
white suite comprising of panelled bath with shower over, pedestal hand wash basin and low level wc

**FIRST FLOOR**
Landing

**BEDROOM ONE**
14' 3" x 12' 6" (4.34m x 3.81m) with dormer window to front, under eaves storage cupboard

**BEDROOM TWO**
7' 11" x 6' 1" (2.41m x 1.85m) with ample under eaves storage cupboard and velux window

**WC**
having pedestal wash hand basin, low level WC.

**OUTSIDE**
Detached single garage with up and over door, power and light. Good sized lawned gardens to front and rear with patio and decked sitting out area.

**SERVICES**
All mains attached, central heating with combination boiler, UPVC double glazing throughout.

**COUNCIL TAX BAND D**







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.