



THOMLINSONS

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6 The Grange, Deighton Road, Wetherby LS22 7TE

£1,050 pcm

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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TWO DOUBLE BEDROOMS | RECEPTION ROOM | EN-SUITE SHOWER ROOM | FITTED KITCHEN | PARKING

A quality first floor apartment forming part of this elegant two storey development. Set in landscaped grounds, the property offers the following modern living accommodation: Lounge, Fully fitted Kitchen, Master Bedroom with En-Suite, Bedroom Two, Bathroom. Landscaped Communal Gardens with Paved Parking area. UNFURNISHED/NO SMOKERS



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Directions

The Grange is within walking distance of Wetherby market town which benefits from a range of shopping, schooling and recreational facilities and is situated within easy reach of the A1/M1 link road which gives direct access to the M62 and A64. Other Major centres such as Leeds, Harrogate and York are also easily accessible. With gas central heating and double glazing

Accommodation Comprises

The apartment is located within minutes level walking distance of the town centre and offers the following accommodation

LOUNGE/DINING AREA

13' 6" x 16' 9" (0m x 5.11m) having feature fireplace with living flame fire, French doors leading to 'Juliet Balcony' to rear aspect

KITCHEN

7' 7" x 9' 4" (2.31m x 2.84m) having a quality fully fitted kitchen with laminate worktops integrated oven and hob with extractor over, fridge freezer and dishwasher, plumbing for washing machine. Window to front aspect.

BEDROOM ONE

10' 3" x 10' 10" (3.12m x 3.3m) with window to front aspect

EN SUITE

having walk in shower cubicle, low level wc and pedestal wash basin

BEDROOM TWO

10' 10" x 9' 0" (3.3m x 2.74m) aving window to rear aspect

BATHROOM

having panelled bath with shower over and screen, low level wc and pedestal wash basin

OUTSIDE

Landscaped communal gardens to front with paved parking spaces.

