

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

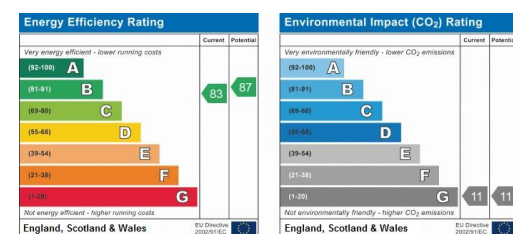
The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

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.



14 Northfield Terrace, Church Fenton LS24 9RQ

£1,200 pcm



ENQUIRIES VIA RIGHTMOVE | THREE BEDROOMS | SPACIOUS | VILLAGE LOCATION | OFF STREET PARKING

A modern three bedroom end terrace property with accommodation as follows: Lounge, Dining Kitchen, Three Bedrooms and Bathroom. Enclosed Rear Garden and Off Street Parking. UNFURNISHED/NO SMOKERS

Directions

Church Fenton is a popular Yorkshire Village offering local Post Office, General Store and an excellent Village School. The village is located within 6 miles to the East of the A1/M1 which provides good access into Leeds and for travel further afield. There is a Railway Station providing links to both Leeds and York with Intercity links to London and Edinburgh.

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'2 x 14'1 (max) having wood fire surround with slate hearth and electric living flame convector heater, window to front aspect, door to;

DINING KITCHEN

10'10 x 13'9 having range of newly fitted wall and floor mounted units with worktops over, concealed lighting under units, integrated oven and hob, fridge, NO WASHING MACHINE, part tiled and having window to rear aspect, door to:

REAR HALLWAY

with door to rear garden and large undertairs storage cupboard

From the aforementioned front entrance hall a staircase leads to:

FIRST FLOOR

BEDROOM ONE

13'3 x 8'5 having range of sliding wardrobes with hanging rail and shelves, central heating boiler

BEDROOM TWO

11'4 x 9' having window to rear

BEDROOM THREE

8'3 x 8'3 window to rear aspect

OUTSIDE

rear garden being fully enclosed with shed for storage and blocked paved patio area, whilst to the front a

hardstanding area provides off street parking for two cars.

