



THOMLINSONS

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55 Kelcbar Close, Tadcaster LS24 9NY

£1,250 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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DETACHED HOUSE | EXCELLENT SCHOOLS | THREE DOUBLE BEDROOMS | CENTRAL LOCATION | SPACIOUS

An immaculate spacious detached three bedroomed family home within this popular town of Tadcaster with accommodation as follows; Hall, Lounge, Dining Kitchen, Three Double Bedrooms and House Bathroom. Gardens to front and Rear.
UNFURNISHED NO PETS OR SMOKERS



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Directions

Accommodation Comprises

LOCATION

The spacious property is situated in the popular and well served market town of Tadcaster which provides an excellent range of amenities and facilities including shops, primary/secondary schools as well as sports and health facilities. The property is ideally situated for access to Leeds and York city centres with the nearby A64 and A1/M1 link road providing swift and easy commuting throughout the Yorkshire region convenient reach to Boston Spa and the local primary and secondary schools. Beautiful countryside walks a short distance away as well as great access to the leisure and shopping facilities Tadcaster has to offer.

GROUND FLOOR

ENTRANCE HALL

with Laminate wood flooring. Understair cupboard. Stairs to the first floor.

UNDERSTAIRS STORAGE

DOWNSTAIRS WC

with Hand basin. Radiator. Laminate flooring.

LOUNGE

16' 5" x 11' 2" (5m x 3.4m) having wall mounted living flame electric fire, window to front aspect and French doors leading to rear garden area. Radiator

KITCHEN/DINER

16' 5" x 9' 8" (5m x 2.95m) with laminate effect wood flooring and having range of wall and floor mounted units with worktops over, integrated electric fan oven with hob over and chrome chimney extractor hood. Plumbing for washing machine and dishwasher. Radiator. Window to front and Rear. Door to Side. Radiator

FIRST FLOOR

stairs and landing fitted with new carpet, window to half landing

DOUBLE BEDROOM ONE

16' 5" x 11' 2" (5m x 3.4m) having window to front and rear aspect, with views across open countryside. Radiator

DOUBLE BEDROOM TWO

10' 10" x 6' 11" (3.3m x 2.11m) with newly fitted carpet, window to rear aspect. Radiator

BEDROOM THREE

9' 6" x 7' 3" (2.9m x 2.21m) with window to front aspect. Radiator

BATHROOM

fully tiled and having white suite comprising; panelled bath with shower over, vanity washbasin, low flush WC, window to front. Radiator.

OUTSIDE

Externally the property is complemented by a lawned garden to the front. To the rear is an enclosed garden with lawn and paved patio area, which is ideal for al-fresco dining. Off street parking

DIRECTIONS

On entering Tadcaster from Boston Spa direction, turn right into Kelcbar Close, continue towards the end of the development where the property is located on the left hand side identified by Thomlinsons TO LET board

COUNCIL TAX BAND D

