



# THOMLINSONS

— 1870 —

## Terms & Conditions

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### 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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## 6 Toulston View, Newton Kyme LS24 9LT

£1,200 pcm



APPLY VIA RIGHTMOVE | COTTAGE WITH WOOD BURNING STOVE | 2/3 BEDROOMS | LARGE GARDEN | RURAL OUTLOOK

An attractive stone three bedroom cottage located in a superb position enjoying extensive views across open countryside. Modern Fitted Kitchen, Living Room with Wood Burning Stove, Bathroom, Two/Three bedrooms (One bedroom is currently divided into two with an interconnecting door) Large Stone Outbuilding. Good Sized Gardens. UNFURNISHED.



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)





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## Directions

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The Hamlet of Newton Kyme is mid-way between Boston Spa and Tadcaster, both of which offer excellent shopping, schooling and recreational facilities. The A1/MI Link Road is close at hand giving direct access to most Yorkshire Centres including those of Leeds, Harrogate and York.

## Accommodation Comprises

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### THE ACCOMMODATION COMPRISES;

#### ENTRANCE LOBBY

having worktop with plumbing for washing machine and optional slimline dishwasher, door to Kitchen

#### KITCHEN

10' 8" x 9' 7" (3.25m x 2.92m) with a range of modern fitted wall and floor mounted units with worktops over, integrated oven & hob with extractor, stainless steel one and half drainer sink unit. Space for fridge. Tiled floor. Window to rear and side. Door to Inner Hall.

#### INNER HALL

having original stone floor and with large understairs storage cupboard. Window to rear. Door to Bathroom. Door to Living Room.

#### BATHROOM

part tiled and having white suite comprising panelled bath with shower over, pedestal wash basin and wc suite. Window to side aspect.

#### LIVING ROOM

16' 12" x 10' 10" (5.18m x 3.3m) with stone open fireplace incorporating wood burning stove. Stairs to first floor. Window to front enjoying fine views across open countryside and front door.

#### FIRST FLOOR LANDING

Window to rear.

#### BEDROOM ONE

10' 10" x 9' 9" (3.3m x 2.97m) having original ornamental fireplace. Window to rear aspect.

#### BEDROOM TWO

12' 0" x 7' 5" (3.66m x 2.26m) with window to front enjoying fine and extensive views. Door through to Bedroom three.

#### BEDROOM THREE

12' 0" x 8' 4" (3.66m x 2.54m) with window to front with open views. Airing cupboard. Original ornamental fireplace. Access to loft space.

#### OUTSIDE

The gardens are of a good size with lawned area, a vegetable plot and flower and shrub borders and beds, A gravel area provides parking for several vehicles with access from the side road. Stone outbuilding divided into three storage areas. The garden would prosper from a keen gardener.

#### SITUATION AND DESCRIPTION

Situated between the popular towns of Boston Spa and Tadcaster, the property enjoys a prime position on the outskirts of the charming village of Newton Kyme. Boston Spa offers a wide range of amenities including independent shops, scenic walking routes, restaurants, and bars. Schooling is well catered for, with the highly regarded Tadcaster Grammar School and Riverside Primary School nearby, along with additional facilities in Tadcaster.

This semi-rural location is also within easy reach of the bustling market town of Wetherby. Excellent transport links provide convenient access to York, Harrogate, Leeds, and major road networks including the A64 and A1/M1, making the property ideal for commuters. Tadcaster offers a leisure centre, swimming pool, and Sainsbury's supermarket, while Boston Spa provides healthcare services and a vibrant social scene.

