



THOMLINSONS

1870

General Conditions

TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

RENT AND BOND

Rents are to be paid via Standing Order on the 1st of each month. The bond payable will be the equivalent of one and a quarter months rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

Up to £1,000.00 PCM	£90	inc vat
£1,000 - £2,000 PCM	£180	inc vat
£2,000 - £3,000 PCM	£240	inc vat
£3,000 - £4,000 PCM	£360	inc vat

OUTGOINGS

The Tenant is responsible for all outgoings including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline.

REFERENCES AND COSTS

Prospective tenants will be referenced by Legal4Landlords Referencing Services and the following charges will apply:-

Individual Tenant
£180.00 inc vat

Two Tenants
£300.00 inc vat

Additional Applicant (18 years and over)
£120.00 Inc. vat

Guarantor (where necessary)
£120.00 inc vat

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first months rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

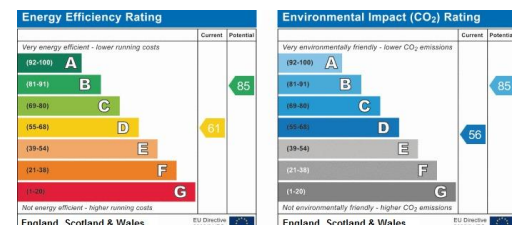
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

Proof of Residency in the form of a utility bill, paper driving licence etc.

Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)

Cash payment/cleared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6th April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.



£995 pcm

Beaconsfield Cottage, Aberford Road, Bramham LS23 6QN



3 BEDROOMS | BATHROOM | 2 RECEPTION ROOMS | GARAGE | OFF STREET PARKING

A spacious three bedroom cottage within Tadcaster Grammar School catchment area. Fully updated throughout and with accommodation as follows: Dining Kitchen, Utility with separate downstairs wc, two reception rooms, three bedrooms and bathroom with shower. Garden to front and single garage to rear
UNFURNISHED/NO SMOKERS/PETS

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www.thomlinsons.co.uk



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Directions

The village of Bramham is conveniently located approximately 3 miles South of Wetherby just off the A1 giving easy access to all major Yorkshire centres including Leeds, Bradford and Harrogate. Shopping, schooling and recreational facilities are close at hand. The property offers the following gas centrally heated and double glazed accommodation:

Accommodation Comprises

GROUND FLOOR

Back door to Rear Entrance Hall, archway to:

Utility
having tiled floor and floor mounted unit with worktop and stainless steel sink unit with mixer tap, wall mounted Combi Boiler, window to rear

Downstairs WC
having low level wc and pedestal wash basin

Dining Kitchen
13'3 x 8'4 having range of newly fitted wall and floor mounted units with worktops over, integrated oven and hob with extra ctor over, space for fridge freezer, window to rear

Dining Room
14'3 x 12'11 having window to front, door to front garden and open staircase to first floor

Lounge
12'0 x 14'6 having two windows to front aspect, stone fireplace with open fire

From the aforementioned Dining Room a staircase leads to:

FIRST FLOOR

Master Bedroom
14'6 x 11'11 having window to front, ornamental fireplace (not to be used)

Bedroom Two
14'5 x 13'5 (max) having built in storage cupboard

Bedroom Three
13'0 x 9'1 (max) having window to rear

Bathroom
white suite comprising: panelled bath with shower over and screen, low level wc and pedestal wash basin, wall mounted chrome heated towel rail and window to rear

OUTSIDE
enclosed garden to front, whilst to the rear a gate gives access to single garage

negotiated otherwise.

