



# 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 1<sup>st</sup> 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 outgoing 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*

£90 inc vat

#### *Couples (married or cohabitating for at least 9 months)*

£150 inc vat

#### *Guarantor (where necessary)*

£90 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 6<sup>th</sup> 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.*

EPC TO FOLLOW



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1870

£795 pcm



15 McBride Way, Wetherby LS22 6NW



3 BEDROOMS | 2 RECEPTION ROOMS | CONSERVATORY | SPACIOUS | GARAGE

A well presented and spacious semi-detached family house within walking distance of Wetherby Town Centre close to shops and schools. Briefly the property comprises: Hall, Downstairs Cloakroom, Lounge, Dining Room, Separate Utility, Conservatory, Three Bedrooms and Bathroom. Blocked Paved area to front and Garden to Rear. Single Garage UNFURNISHED



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## Directions

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The property is located near the centre of the market town of Wetherby with its wide range of shopping and leisure facilities. Within a short walk of the property is Marks & Spencer, Morrisons and many smaller shops. Excellent restaurants, cafes and wine bars are also close by. There are schools for children of all ages nearby as is the new Wetherby Health Centre. Wetherby is ideally placed for access to most major centres including Leeds, York and Harrogate. The A1(M), M1 and M62 are also at hand providing excellent commuting facilities.

## Accommodation Comprises

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### GROUND FLOOR

#### HALL

laminated wood floor and understairs storage cupboard

#### DOWNSTAIRS CLOAKROOM

having low level wc and corner wash basin, window to side

#### LOUNGE 11'6 x 15'11

having window to front aspect, fireplace with living flame gas fire, double doors through to:

#### DINING ROOM 11'4 x 9'5

with large archway through to:

#### CONSERVATORY 9'6 x 7'3

with French doors to rear garden

#### KITCHEN 10'5 x 7'6

with tiled floor and having range of wall and floor mounted units with worktops over, integrated oven with ceramic hob and stainless steel extractor, integrated microwave, integrated dishwasher. Window to rear aspect and door to:

#### UTILITY ROOM

having wall mounted boiler, plumbing for washing machine with worktop over and space for fridge freezer, door to rear garden

### FIRST FLOOR

#### LANDING

having window to side and airing cupboard

#### DOUBLE BEDROOM ONE 12'5 x 12'1

with built in wardrobe with hanging rail and shelf, window to front aspect

#### DOUBLE BEDROOM TWO 13'11 x 9'7

with built in wardrobe with hanging rail and shelf, window to rear aspect

#### BEDROOM THREE 8'8 x 9'7

having window to front aspect

#### SHOWER ROOM

being part tiled and having panelled bath with shower over and screen, low level WC and pedestal hand wash basin, ladder style heated towel rail, window to rear aspect

#### OUTSIDE

to the rear being enclosed and having flagged patio and lawned area. Single garage with up and over door. Blocked Paved area to front

