



# THOMLINSONS

1870



# THOMLINSONS

1870

£695 pcm

## 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 cohabiting 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).

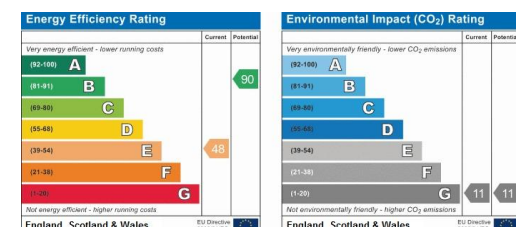
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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.



### The Cottage, Wilstrop Grange Cottage, Green Hammerton YO26 8HB



PART FURNISHED | 2 BEDROOMS | RURAL | WATER & SKY INCLUDED | GARDEN  
 A charming farm cottage situated in rural surroundings on the edge of the village of Green Hammerton and Tockwith accommodation as follows: Porch, Kitchen, Living Room, Bathroom, Two Bedrooms, Enclosed Garden, Gravelled Parking Area  
 WATER RATES AND SKY TV INCLUDED IN THE RENT  
 PART FURNISHED/NO PETS/SMOKERS



# THOMLINSONS

— 1870 —



# THOMLINSONS

— 1870 —

## Directions

---

The village of Tockwith is conveniently situated approximately 7 miles East of Wetherby and the A1 giving direct access to most Yorkshire centres such as Leeds, Harrogate and York. There is good shopping, schooling and recreational facilities close to hand. With metered oil fired central heating the property comprises:

## Accommodation Comprises

---

### GROUND FLOOR

Front door to:  
Entrance porch  
9'1 x 7'11 housing a fridge freezer

### Dining Kitchen

11'9 x 11' having a newly fitted kitchen incorporating work tops with cupboards over and under, one and a half ceramic drainer sink with mixer tap, electric hob with double oven under, microwave and a fitted washing machine.

### FIRST FLOOR

#### Living Room

11'11 x 10'11 with TV having operational sky service (included in the rent)

#### Bedroom One

10'11 x 9'2

#### Bedroom Two

8'5 x 8'7

#### House Bathroom

Tiled and having suite comprising shower cubical, pedestal hand wash basin and low level WC

## SERVICES

Water rates included in the rent

## OUTSIDE

Enclosed lawned garden with gravelled parking area for several cars

## DIRECTIONS

The postcode will take you via Green Hammerton however the quickest route is from Wetherby to Tockwith turn right into Marston Road and left into Kendal Lane, drive to the end of the lane and onto the unmade road for approx 1 mile where the property will be found on the right hand side.

## NOTE:

The property is best viewed during daylight hours due to the rural location

