

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 first day of each month The bond payable will be the equivalent of one and a quarters 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's 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 Legal for Landlords 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

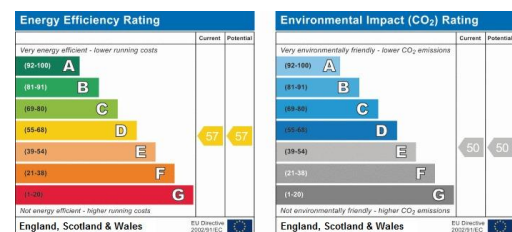
Guarantor
£120.00 Inc. VAT

At the time of a pplication you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's 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/deared 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 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.



32 The Boyle, Barwick In Elmet LS15 4JN

£895 pcm



GOOD SIZE PROPERTY | 2 BEDROOMS | 2 RECEPTION ROOMS | DINING KITCHEN | LARGE GARDENS

A larger than average two bedroom semi-detached family house enjoying a fantastic position with breathtaking views over open countryside and beyond and with accommodation as follows: Lounge, Dining Room, Fitted Kitchen, Utility, Cellars for Storage, Two Double Bedrooms, Bathroom. Gardens and parking for several cars.

UNFURNISHED/NO PETS

Directions

The property which is set back from The Boyle is best accessed via Meadow View, Barwick in Elmet. Drive into the cul-de-sac and the entrance for 32 The Boyle will be found on the right hand side

Accommodation Comprises

GROUND FLOOR

Entrance Hall

LOUNGE

16'7 x 18'4 having French window overlooking front aspect, stone fireplace, window to side, TV point.

DINING ROOM

15'11 x 12'7 having French window to rear aspect, rustic brick fireplace with tiled hearth.

DINING KITCHEN

16'10 x 9'2 range of wall and floor mounted units, electric fan oven, ceramic hob with extractor over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for dishwasher, built in cloaks cupboard, window to side and rear with far distance views across open fields.

Stairs to:

FIRST FLOOR

BEDROOM ONE

12'2 x 16'7 with window to front and ornamental fireplace.

BEDROOM TWO

13' 2 x 16' having window overlooking rear aspect and ornamental fireplace

BATHROOM

10'2 x 13'4 having panelled bath, pedestal hand wash basin, low level wc, large separate shower enclosure, part tiled, tiled floor, heated towel rail and radiator, built in wardrobe with shelves, cupboard housing hot water boiler.

Stairs to:

LOWER GROUND FLOOR

SEPARATE WC

having low level wc

UTILITY

12' 11 x 15' 5 having floor mounted unit with stainless steel sink unit, plumbed for washing machine, ceiling airer, door to rear garden. Walk in storage rooms.

OUTSIDE

Outside WC, Outhouses for storage. The garden to rear mainly laid to lawn with far reaching views whilst to the front the property has parking for several cars and a good sized front garden.

NOTE The gardens to be maintained by the landlord.

