

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 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 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).

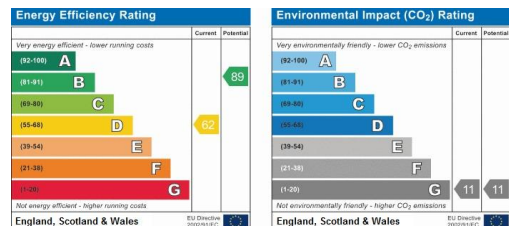
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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 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.



£1,100 pcm

Swallow Cottage, Main Street, Kirk Deighton LS22 4DZ



TWO BEDROOMS | LOUNGE | DINING KITCHEN | GARDENS | DOUBLE GARAGE

****6 MONTH LET ONLY**** An immaculate two bedroom cottage which lies in this sought after village of Kirk Deighton with accommodation as follows: Hall, Lounge, Dining Kitchen, Cloakroom, Master Bedroom with En-Suite, Second Double Bedroom and House Bathroom. Neat Garden to Front and Enclosed Private Rear Garden with Double Garage.

UNFURNISHED/NO PETS OR SMOKERS

Directions

Kirk Deighton is a charming unspoilt village just one mile north of the small market town of Wetherby, which offers a wide range of shops together with recreational and other amenities. Leeds, York and Harrogate are within easy travelling distance and the A1/M1 link road enables commuting to all the major commercial centres of North and West Yorkshire

Accommodation Comprises

GROUND FLOOR
ENTRANCE HALL with understairs storage cupboard

LOUNGE 21' 3" x 11' 3" (6.48m x 3.43m)
having feature fireplace with solid wood log burner marble inset and hearth with oak mantel, French doors to rear patio area, window to front aspect

DINING KITCHEN 20' 2" x 8' 2" (6.15m x 2.49m)
having a range of wall and floor mounted units with granite worktops over, sink with mixer tap, fitted oven with induction hob over with extractor, integrated dishwasher, fridge and freezer, cupboard housing washing machine, window to front and door to rear garden

DOWNSTAIRS WC part tiled and having low level wc and pedestal hand wash basin

FIRST FLOOR

LANDING
MASTER BEDROOM 12' 5" x 11' 10" (3.78m x 3.61m)
having fitted wardrobes with hanging rail and shelves, window

EN-SUITE SHOWER ROOM part tiled and having good size walk in shower cubicle, low level wc and washbasin, fitted cupboards and window

DOUBLE BEDROOM TWO 11' 11" x 12' 8" (3.63m x 3.86m)
having fitted wardrobes with storage over, window

HOUSE BATHROOM part tiled and having vanity hand wash basin, low level wc and corner shower unit, airing cupboard and window

OUTSIDE the property has an attractive cottage style garden to the rear with covered patio and flagged areas which leads to a double garage with electric up and over doors, neat front garden

