



THOMLINSONS

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3 North Grove Way, Wetherby LS22 7GE

£1,150 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 first day 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 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

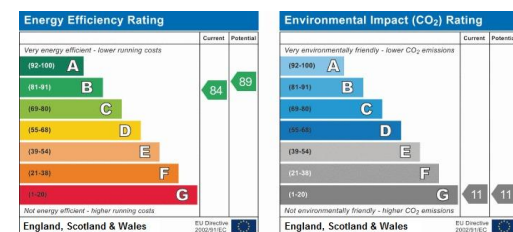
Guarantor
£120.00 Inc. VAT

At the time of application 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.



FOUR BEDROOMS | EN-SUITE SHOWER ROOM | THREE RECEPTION ROOMS | CONSERVATORY | SINGLE GARAGE
 A superb spacious four bedroom detached property with Triple Glazing and Solar Panels and within walking distance of Wetherby Town Centre: Entrance, Utility, Study, Lounge, Dining Room, Dining Kitchen, Conservatory. Master Bedroom with En-Suite, Three further Bedrooms, House Bathroom. Gardens to front and rear. Single Garage.
 UNFURNISHED/NO PETS OR SMOKERS



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Directions

North Grove Way is located within walking distance of Wetherby Town Centre and many local amenities including schooling, shops and the leisure centre. The A1M1 link road is also within easy reach allowing good access to the surrounding commercial centres of Harrogate, Leeds and York

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL

wood flooring and having understairs storage cupboard

UTILITY ROOM

with sliding door and having washing machine, freezer, tumble dryer and window to front, sliding door leading to:

CLOAKROOM

being fully tiled and having low level wc and pedestal wash basin, window to front

STUDY

9' 7" x 8' 8" (2.92m x 2.64m) having window to rear and velux window

DINING KITCHEN

15' 8" x 8' 8" (4.78m x 2.64m) part tiled and having wall and floor mounted units with worktops over, integrated Bosch oven and ceramic hob with extractor over, integrated microwave, integrated dishwasher, integrated fridge, one and half bowl stainless steel sink unit with chrome mixer tap, window to front and side, door to rear

LOUNGE

15' 4" x 10' 4" (4.67m x 3.15m) having wood flooring and feature wood fire surround with inset multi fuel burner on granite hearth, sliding patio door leading to Conservatory and archway to:

DINING ROOM

8' 9" x 12' 10" (2.67m x 3.91m) having wood flooring and window to rear

CONSERVATORY

9' 0" x 17' 1" (2.74m x 5.21m) having wood flooring and French doors to rear patio

FIRST FLOOR

window on half landing

LANDING

having recessed area with wicker baskets and shelves for storage

MASTER BEDROOM

8' 11" x 12' 6" (2.72m x 3.81m) having fitted wardrobes, window to corner

EN-SUITE SHOWER ROOM

being fully tiled and having large walk in shower cubicle, low level wc and vanity wash basin, window to side

BEDROOM TWO

11' 0" x 8' 9" (3.35m x 2.67m) having fitted wardrobes with wall mounted cupboards and shelves, window to rear

BEDROOM THREE

10' 5" x 8' 4" (3.18m x 2.54m) having window to rear aspect

BEDROOM FOUR

6' 10" x 10' 5" (2.08m x 3.18m) window to front aspect

HOUSE BATHROOM

fully tiled and having panelled bath with shower over and screen, low level wc, pedestal wash basin, cupboard with shelves and window to side aspect

OUTSIDE

small neatly maintained front garden whilst to the rear lies a private enclosed rear garden area with patio. Shed and Single Garage with up and over door, power and light

The property benefits from Triple Glazing and Solar Panels

