



THOMLINSONS

1870



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£950 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 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).

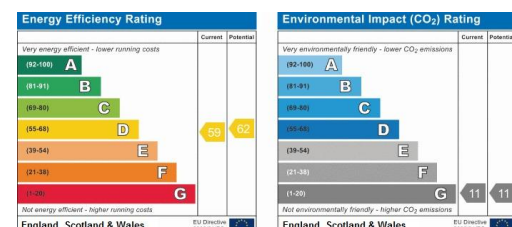
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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 Black Dyke Lane, Upper Poppleton YO26 6PT



THREE BEDROOMS | TWO RECEPTION ROOMS | KITCHEN | BATHROOM | DORMER BUNGALOW

A spacious three bedroom semi detached dormer bungalow in this sought after village of Upper Poppleton. Entrance Hall, Living Room, Separate Garden/Dining Room, Three Bedrooms, Kitchen, House Bathroom. Single Garage and gardens.
UNFURNISHED/NO PETS/NO SMOKERS



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Directions

Upper Poppleton lies just off the A59 giving easy access to York and Harrogate. Wetherby is located approx 10 miles away and Harrogate approx 16 miles. Situated in a quiet location and set in this popular residential area convenient for local Schools and amenities yet with easy access into the City Centre

Accommodation Comprises

GROUND FLOOR

Front door to:

Entrance Hall

with understairs storage cupboard

Living Room 13'11 x 14' having a fitted gas fire with tiled inset and mantel, TV aerial point

Kitchen 10'3 x 10'9 having a range of new fitted units incorporating worktops with cupboards over and under, four ring electric hob with oven under and

stainless steel canopy over, Hotpoint fridge, Hotpoint Aquarius washer dryer, space for dishwasher, stainless steel single drainer sink.

Garden/Dining Room 19'4 x 9'11 having TV aerial point, and glass door to rear garden area

Bedroom Three/Study

9'11 x 12'1

Bathroom white suite comprising of panelled bath with shower over, pedestal hand wash basin and low level wc

FIRST FLOOR

Landing having storage cupboards

Bedroom One 14'3 x 12'6 with dormer window to front, under eaves storage cupboard

Bedroom Two 7'11 x 6'1 with ample under eaves storage cupboard and velux window

Bathroom having suite comprising original cast iron panelled bath with chrome mixer tap and shower over, pedestal wash hand basin, low level WC.

OUTSIDE Detached single garage with up and over door, power and light. Good sized lawned gardens to front and rear with patio sitting out area.

Greenhouse.

SERVICES All mains attached, central heating with combination boiler, UPVC double glazing throughout.

