



# THOMLINSONS

1870

## 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 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).

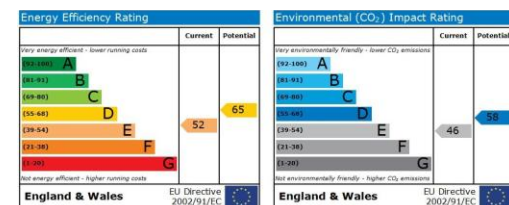
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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 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.



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£950 pcm



### Barkston Cottage, Main Street, Barkston Ash LS24 9PR



IMMACULATE | SPACIOUS | TWO BEDROOMS | GATED ACCESS | PRIVATE GARDENS

An immaculately presented stone built detached house featuring numerous cottage character features in this sought after villa ge set between Tadcaster and Sherburn in Elmet. With UPVC double glazing and Gas Central Heating, the property offers the following accommodation: Mezzanine, Open Plan Lounge and Fitted Kitchen with Appliances, Two Bedrooms, Luxury Bathroom. Integral Garage and Private Gardens with patio and Secured Gated Access. Timber Shed. FURNISHED, NO SMOKERS/NO PETS





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## Directions

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The village of Barkston Ash is ideally situated between Tadcaster and Sherburn in Elmet offering local amenities, public houses and a local school. The A64, A1 and A1/M1 link roads are all within easy reach for travel to other main Yorkshire centres such as Leeds and York and for travel further afield. Further recreational, shopping and schooling facilities are close to hand in the villages of Tadcaster and Sherburn in Elmet.

## Accommodation Comprises

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### GROUND FLOOR

#### Entrance

Open Plan Lounge/Kitchen 18'6 x 36'4 Having living flame feature fireplace with surround, tile and wrought iron interior, telephone point, window to side with views over gardens. French door to rear garden.

#### Open Plan Fitted Kitchen

Having a range of hand crafted units and granite working surfaces with under counter lights, porcelain sink with brass fittings, Integrated Hob with extractor over, Integrated fan assisted oven, Integrated Washing Machine, Integrated Slimline Dishwasher, American Style Fridge Freezer. Solid Wood flooring. Window to front and Velux windows to ceiling. Door to garage.

#### Cloakroom

with wash hand basin and low level w.c

#### Stairs to:

##### FIRST FLOOR

##### Landing

##### Bedroom 1

Having built-in wardrobes with mirror sliding doors. Access to eaves storage.

##### Bedroom 2

having built-in wardrobes with sliding doors.

##### Luxury Bathroom

Tiled and having white suite with gold fittings comprising panelled bath with shower attachment, corner shower cubicle, wash hand basin, low level w.c.

##### Integral Garage

with light and power, space for dryer.

##### Outside

The property features picturesque private lawned gardens to the side and rear with sheltered patio area, attractive flower beds and shrubs. There is a gravelled driveway leading to the Garage providing ample parking.

##### Attached Outhouse

having Combi Boiler

