

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).

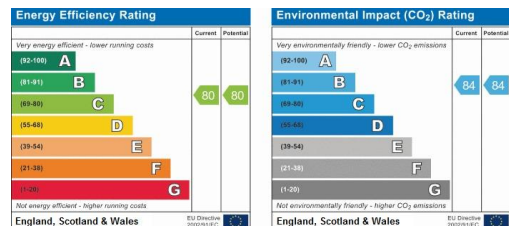
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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.



Directions

☒The Spinney☒is situated just off Street Lane close to Moortown Corner, North Leeds offering superb access to both the variety of local bars, restaurants, shopping, schools and within easy access to Chapel Allerton and Leeds City Centre, access to Leeds and other major networks are close by. With gas central heating and double glazing

Accommodation Comprises

ENTRANCE having private entrance and stairs to ground floor accommodation

GROUND FLOOR
with large understairs storage cupboard

OPEN PLAN LOUNGE/KITCHEN 18'1 X 16'5 (max) part tiled and having newly fitted range of wall and floor mounted units with worktops over and stainless steel sink, integrated oven and hob with stainless steel extractor over, cupboard housing new combi boiler, space for fridge/freezer and plumbing for washing machine, quality newly fitted laminate wood flooring and halogen ceiling light fittings, window to rear aspect and French Door with Juliette Balcony also overlooking rear

BEDROOM ONE 9'8 x 10'10 having window to front aspect, wall mounted ariel socket, plug and bracket for TV, wardrobe

BEDROOM TWO 10'10 x 8'0 having window to front aspect, wall mounted ariel socket, plug and bracket for TV, wardrobe

BATHROOM
part tiled with fully tiled floor and newly fitted white suite comprising: panelled bath with shower over and screen, low level wc and pedestal hand wash basin, wall mounted chrome heated towel rail, extractor fan and halogen ceiling light fittings

OUTSIDE
communal lawned area to front whilst to the rear lies a private garden area with secure private parking, bin and bike stores

