



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 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).

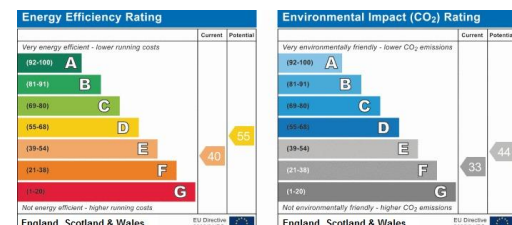
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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.



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£1,250 pcm



Windsor Farm House, Leeds Road, Tadcaster LS24 9NR



FARMHOUSE | THREE BEDROOMS | TWO RECEPTIONS | RURAL LOCATION |

A detached stone built farm house in a superb rural location and excellently located adjacent to the A64 within easy travelling distance of Leeds, York and the A1(M). The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Breakfast Kitchen with Utility off, three Bedrooms, Bathroom and Separate WC Integral Garage and lawned gardens.

UNFURNISHED

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www.thomlinsons.co.uk



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Directions

The property is superbly located off the A64 Leeds / York Road within half a mile of the A1(M).

Accommodation Comprises

GROUND FLOOR
FRONT DOOR TO:

PORCH ENTRANCE
with tiled floor

LOUNGE
22'5" x 15'1" maximum having ornamental marble fireplace with Log Burning Stove. Bay window to front. T.V. aerial point.

LIVING ROOM
17'4" into bay x 13'3" average having ornamental fireplace. Bay Window to front. Telephone point. Open staircase to First Floor

BREAKFAST KITCHEN
having a range of new units incorporating work tops with cupboards over and under. Stainless Steel one and a half drainer sink, electric hob with extractor over and oven under, fitted dishwasher.

REAR PORCH OFF
with wc and utility room

FIRST FLOOR
Landing

BEDROOM ONE
10'8" x 11' having fitted dressing table with cupboard over

BEDROOM TWO
13'2" x 10'6" having fitted wardrobes with cupboards over and dressing table

BEDROOM THREE
11'5" x 13'2" max having a range of fitted units incorporating wardrobes with cupboards over and dressing table area

BATHROOM
having suite comprising shower cubicle, panelled bath, pedestal wash hand basin, airing cupboard.

SEPARATE WC

ACCESS VIA LANDING LOFT LADDER TO SECOND FLOOR

ROOM ONE
11'8" x 13'7" with storage cupboards

ROOM TWO
11'10" x 15'4"

OUTSIDE
Lawned garden to front, double garage

BY SEPARATE NEGOTIATION Also available For Rent by Separate Negotiation:
Four Stables, 5 Acres Grassland (well fenced and watered) Feed Room and Hay Store.

