



THOMLINSONS

1870



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£995 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).

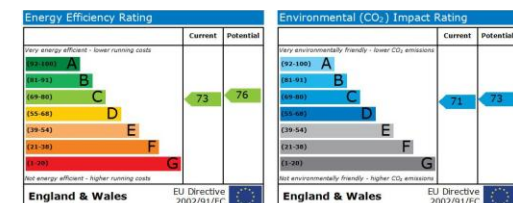
On commencement all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide:-

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.



Cottage 6, Bridge Court, Wetherby LS22 5GZ



Occupying a most convenient position within minutes walk of the town centre this 3/4 Bedroom Conversion offers the following accommodation: Entrance Hall, Cloakroom / WC , Study, First floor landing, Sitting Room, Fitted Kitchen with steps down to Dining Room, Second Sitting Room/Bedroom, Second Floor Landing, Master Bedroom with En Suite Shower Room, Two further Bedrooms, House Bathroom. Double Garage.
UNFURNISHED/NO PETS/SMOKERS



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Directions

The property is located in the centre of Wetherby and is within walking distance of good local amenities including schooling, shops and the leisure centre. The A1M trunk road is also within easy reach allowing good access to the surrounding commercial centres

Accommodation Comprises

ENTRANCE HALL Double Radiator. Stairs to first floor. Timber laminate flooring. Understairs storage cupboard.

CLOAKROOM / WC Low level wc., Wash basin

STUDY 11'6 x 10'4 Radiator. Window to front.

FIRST FLOOR LANDING With stairs to second floor.

SITTING ROOM 17'11 x 10' double glazed windows providing fine views over the town bridge and River Wharfe. Radiator.

DINING KITCHEN 13' x 8'3 plus 5' x 5'9 comprising: stainless steel double oven with matching hob, integrated fridge / freezer, integrated dishwasher. Radiator..

Window to front. Steps down to Dining Room

DINING ROOM 11' max x 10'9 avg Three Double glazed windows to front. Radiator.

SITTING ROOM/BEDROOM 4 17'9 x 10'10 Radiator. Window to front and rear. Large walk in store room with electric shaver socket.

SECOND FLOOR LANDING Velux window

MASTER BEDROOM 18' x 10'4 widening to 13' Radiator. Velux window to front. Window to rear. Radiator.

EN SUITE SHOWER ROOM Shower cubicle Pedestal wash basin, Low level wc., Ladder radiator/towel rail.

BEDROOM TWO 17'7 x 10' Radiator. Two Velux Window to front

BEDROOM THREE 13'3 x 8'3 Radiator. Velux Window.

BATHROOM comprising bath, wash hand basin, low level W.C., shaver point, heated towel rail.

OUTSIDE Double Garage 16'11 x 15'6. No Garden

