



# THOMLINSONS

— 1870 —



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## 236a High Street, Boston Spa LS23 6AD

£595 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 first day 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 Legal for Landlords Referencing Services and the following charges will apply: -

Individual Tenant  
£180.00 Inc. VAT

Two Tenants  
£300.00 Inc. VAT

Additional Applicant (18 years and over)  
£120.00 Inc. VAT

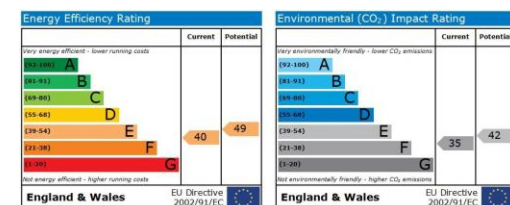
Guarantor  
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's 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/deared 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 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.



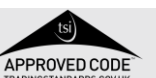
TWO DOUBLE BEDROOMS | SPACIOUS | GARDEN | OFF STREET PARKING |

A well presented first floor duplex apartment situated just off the High Street, access via the rear of the property. The property has gas central heating with the following accommodation: Sitting Room, Kitchen, Two Double Bedrooms, Bathroom.

Enclosed rear garden and parking.  
UNFURNISHED/NO SMOKING OR PETS



01937582748 | [www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)





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## Directions

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The property is situated in this popular Village close to local shopping, schooling and recreational facilities. The A1M Motorway is close at hand giving access to most Yorkshire Centres including Leeds, Harrogate and York and the Market Town of Wetherby is within 3 miles.

## Accommodation Comprises

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Stairs lead to First Floor Landing:

**LANDING** With window

**SITTING ROOM**

17'6 x 12'8 having the original period fireplace with marble surround and Gas Living Flame effect fire. Two double radiators

**KITCHEN**

10'9 x 11'6 having a range of wall and floor mounted units with worktops over, Integrated oven and hob with extractor over, stainless steel sink. Gas central heating boiler, original cast iron fire. (Not for Use) Large sash window overlooking rear garden.

**HALF LANDING**

with sash window and velux light LEADING TO SECOND FLOOR:

**BEDROOM ONE**

12'8 x 12'7 (under eaves) having Exposed Beams and sash window overlooking the High Street. Double radiator

**BEDROOM TWO**

11'6 x 12'7 (under eaves) and having a sash window overlooking the rear garden. Exposed Beams. Double radiator.

**BATHROOM**

Having a newly fitted white suite comprising panelled bath with shower over and curtain, pedestal hand wash basin and low level wc. Double radiator

**OUTSIDE**

Rear garden area and parking.



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.