

## 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 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's 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.

Address: 2 Stone House Mews, Main Street, Monk Fryston, LEEDS, LS25 5DU  
RNR: 8019.6122.9089.5378.5902

Energy Efficiency Rating			Environmental Impact (CO2) Rating		
	Current	Potential		Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(91-100)</small> <b>A</b> <small>(81-90)</small> <b>B</b> <small>(61-80)</small> <b>C</b> <small>(51-60)</small> <b>D</b> <small>(31-50)</small> <b>E</b> <small>(21-30)</small> <b>F</b> <small>(1-20)</small> <b>G</b>			<small>Very environmentally friendly - lower CO2 emissions</small> <small>(91-100)</small> <b>A</b> <small>(81-90)</small> <b>B</b> <small>(61-80)</small> <b>C</b> <small>(51-60)</small> <b>D</b> <small>(31-50)</small> <b>E</b> <small>(21-30)</small> <b>F</b> <small>(1-20)</small> <b>G</b>		
				36	44
	7	19			

## 2 Stonehouse Mews, Monk Fryston LS25 5DU

£1,200 pcm



NOW WITH FOUR BEDROOMS | BARN CONVERSION | FOUR BEDROOMS | SPACIOUS | QUIET COURTYARD LOCATION

**\*\*Now with four bedroom accommodation\*\*** A charming and well presented barn conversion: Porch Entrance, Reception Hall, Living Room, Dining Room, Breakfast Kitchen, Master Bedroom (En-Suite), Three Further Bedrooms, House Bathroom, Lawned Gardens and Patio Area, Single Garage, Outside Store Room and Ample Parking for up to Four Cars.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED



## Directions

The historic and sought after village of Monk Fryston benefits from a range of recreational facilities including a General Store, excellent public houses and a noted Primary School. The village is within easy reach of the A1/M1 link road which gives direct access to the M62 and A64. Other Major centres such as Leeds, Harrogate and York are also easily accessible.

## Accommodation Comprises

### GROUND FLOOR

#### Front door to:

#### ENTRANCE HALL

Reception Hallway with wood floor, useful understairs storage cupboard and double doors to:

#### LIVING ROOM

17' 11" x 12' 7" (5.46m x 3.84m) with wood floor, exposed beamed ceiling, multi-fuel stove and stone fireplace, large window overlooking front garden, TV point, telephone point

#### DINING ROOM

18' 3" x 9' 8" (5.56m x 2.95m) with wood floor

#### BREAKFAST KITCHEN

18' 3" x 9' 8" (5.56m x 2.95m) with a tiled floor and having a range of modern fitted unit incorporating worktops with cupboards over and under, double sink, integrated washing machine, integrated dishwasher, integrated oven with 5 ring gas hob and extractor over, integrated fridge and freezer, Dining area with room for Dining Table and French Doors to Patio and Front Garden

#### Stairs from hallway to:

### 1ST FLOOR

#### LANDING

#### MASTER BEDROOM

18' 3" x 9' 8" (5.56m x 2.95m) with wood flooring

#### EN-SUITE

having suite comprising cubicle shower, vanity wash hand basin and low level WC

#### BEDROOM TWO

12' 9" x 9' 6" (3.9m x 2.9m)

#### BEDROOM THREE

12' 9" x 9' 2" (3.9m x 2.8m)

#### BEDROOM FOUR

8' 11" x 9' 5" (2.72m x 2.87m)

#### HOUSE BATHROOM

part tiled and having suite comprising panelled bath, pedestal wash hand basin and low level WC

#### OUTSIDE

A private courtyard offers parking for up to 4 cars, Lawned area to the front of the property with sunny patio area, out house and single garage

