



THOMLINSONS

— 1870 —



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Carlill House, 15 Martson Road, Tockwith YO26 7PR

£795 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 outgoings 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

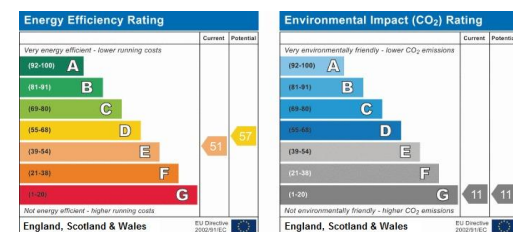
Guarantor
£120.00 Inc. VAT

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.



SPACIOUS | TRADITIONAL FEATURES | THREE BEDROOMS | CENTRAL LOCATION | OVERLOOKING FIELDS
 A traditional and spacious mid terraced house situated in the popular village of Tockwith offering the following accommodation: Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate W.C.
 Enclosed rear garden and on street parking.
 UNFURNISHED/NO PETS OR SMOKERS



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Directions

The village of Tockwith is conveniently situated approximately 7 miles East of Wetherby and the A1 giving direct access to most Yorkshire centres such as Leeds, Harrogate and York. There is good shopping, schooling and recreational facilities close to hand.

Accommodation Comprises

Entrance Vestibule

Hallway

Living Room

17' (into bay) x 11'6" having feature ornate fireplace with marble surround and cast iron inset, cupboard to one side, telephone point, TV aerial point.

Dining Room

11'8" x 13'4" with fitted cupboards, telephone point, access to cellar.

Kitchen

having a range of quality units incorporating units with cupboards over and under, five ring gas hob, deep ceramic sink, fitted dishwasher and washer dryer, fitted double oven and fridge freezer.

STAIRS FROM HALLWAY TO HALF LANDING AND LANDING

Bedroom One (front)

15'9"(into bay) x 10'8" (max) with telephone point

Bedroom Two (rear)

10'4" (max) x 13'4" having built in wardrobe with hanging rail, telephone point and TV aerial point.

Bedroom Three (front)

6' x 12'7 (max) with telephone point.

Bathroom

part tiled and having suite comprising panelled bath with shower over, wash hand basin, shaver point, built in storage shelves.

Separate WC.

OUTSIDE

On street parking to front. Enclosed rear garden with outlook over adjoining countryside.

