



# THOMLINSONS

1870



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£695 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 payments 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

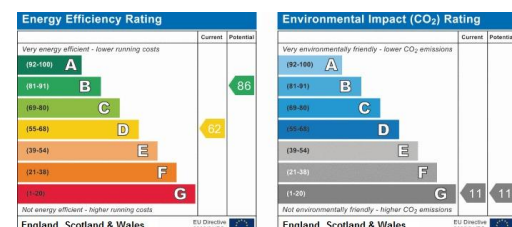
Guarantor  
£120.00 Inc. VAT

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.



### Rose Cottage, 1 Post Office Row, Bilton In Ainsty



NO PETS | COTTAGE | QUIET CUL-DE-SAC | TWO BEDROOMS | outhouse for storage  
 An attractive end terrace cottage situated in this attractive village and offering the following recently improved accommodation:  
 Entrance Hall, Lounge / Living Room, Fitted Kitchen, Two Bedrooms, Bathroom and Attractive Lawned Gardens to front and side.  
 UNFURNISHED - NO PETS OR SMOKERS



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## Directions

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The picturesque village of Bilton-In-Ainsty is conveniently located for main Yorkshire centres such as York, Harrogate and Leeds. There are good local facilities close by with Tockwith being only a 3 minute drive and Wetherby a 6 minute drive.

## Accommodation Comprises

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Entrance to hall way

Lounge/Living Room 20'8 x 12'5  
having an open fire with Yorkshire stone surround and tiled hearth, bay window to front, front door, telephone point, TV Ariel point

Kitchen 7'4 X 8'0  
with fitted kitchen having a range of units incorporating worktops with cupboards over and under, stainless steel single drainer sink, plumbing for washing machine, electric cooker.

Stairs from hall way to half landing and landing

Bedroom One  
12' x 12'8 with telephone point

Bedroom Two  
10'11 x 7'

Bathroom  
having white suite, comprising panelled bath with shower over, pedestal wash hand basin and low level WC, airing cupboard housing combination central heating boiler.

Outside  
Attractive lawned gardens to front and side, outbuilding to coal store and storage shed.

