



# THOMLINSONS

1870



# THOMLINSONS

1870

£975 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).

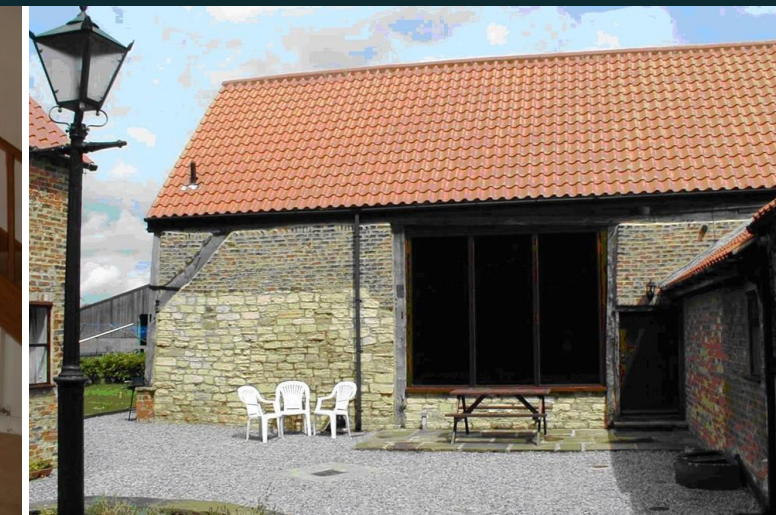
Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 69, Potential 76  
Environmental (CO<sub>2</sub>) Impact Rating: Current 65, Potential 72



### The Barn, 1 Granary Court, Tockwith YO26 7PY



NO PETS | 2/3 BEDROOMS | BARN CONVERSION | SPACIOUS

A quality barn conversion offering stylishly presented accommodation and offers the following accommodation: Entrance Vestibule, Dining Kitchen, Impressive Sitting Room, Study/Bedroom Three with En suite shower room, bathroom. First Floor, Two Bedrooms, Both with En Suite Cloakrooms.

UNFURNISHED STRICTLY NO PETS OR SMOKERS



# THOMLINSONS

— 1870 —



# THOMLINSONS

— 1870 —

## 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

---

### GROUND FLOOR

#### ENTRANCE VESTIBULE

DINING KITCHEN 12'5" x 11'10" having a quality fitting kitchen incorporating worktops with cupboards over and under, stainless steel single drainer sink, electric hob with oven under and extractor over, plumbing for washing machine.

IMPRESSIVE LIVING ROOM 19'2" x 19' open to eaves with feature beams, electric fire, door to communal rear yard.

BEDROOM THREE/OFFICE 10'2" x 16'2" max, having fitted wardrobes with cupboards over.

EN SUITE SHOWER ROOM tiled and having suite comprising pedestal wash hand basin, low level w.c., walk in shower.

INNER LOBBY from living room having airing cupboard with hot water cylinder.

FAMILY BATHROOM OFF part tiled and having suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c.

### FIRST FLOOR

BEDROOM ONE 10'2" x 15'9" max having fitted wardrobes, telephone point and tv aerial point. En-suite with pedestal wash hand basin and low level w.c.

BEDROOM TWO 16'9" x 11'10" having fitted wardrobes, telephone point and tv aerial point. En-suite with pedestal wash hand basin and low level w.c.

OUTSIDE Parking for 2/3 cars, gravelled walkway to lawn area and access to communal area and patio.

