

## 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

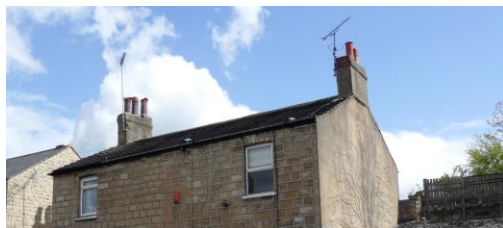
Guarantor  
£120.00 Inc. VAT

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.



## 2 Northern Cottages, Main Street North, Aberford LS25 3AH

£695 pcm



**COTTAGE | TWO BEDROOMS | CELLAR | STEPS TO GARDEN AREA | ON STREET PARKING**  
A two bedroom traditional cottage which retains many original features yet updated to a high standard The property briefly comprises: Lounge, Kitchen, Rear Porch/Dining Area, Cellar, Two Bedrooms and Bathroom. Endosed Rear Courtyard.

On street parking.

UNFURNISHED/NO PETS/SMOKERS

## Directions

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Aberford is a popular rural village situated within commuting distance of the A1 and A1/M link road and the A64 with the cities of Leeds and York and Leeds/Bradford Airport close by. The village offers its own school, church and public houses.

## Accommodation Comprises

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### GROUND FLOOR

#### Front door into:

#### LOUNGE

13'2 x 12'4 having rustic brick fireplace with stone hearth and wood burning stove, beams to ceiling and door to cellar, TV point and window to front aspect

#### KITCHEN

14'3 x 8' having range of wall and floor mounted units with granite worktops over, stainless steel Belfast sink with mixer tap, Aga gas cooker, washing machine and slimline dishwasher, American style fridge freezer.

#### REAR PORCH

7'11 x 6'10 with stable door to rear courtyard and window to rear

#### Stairs to:

### FIRST FLOOR

#### BEDROOM ONE

13'3 x 12'2 having original stripped wood fire surround with cast iron inset (Ornamental Only) stable door to built in storage cupboard, window to front aspect, wall mounted gas convactor heater

#### BEDROOM TWO

8'7 x 8'2 having window to rear, wall mounted gas convactor heater

#### BATHROOM

fully tiled and having white suite comprising: panelled bath with Aqua shower over and screen, low level wc and pedestal wash basin

#### OUTSIDE

On street parking

