



THOMLINSONS

— 1870 —



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8 Tib Garth, Linton LS22 4UD

£2,750 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

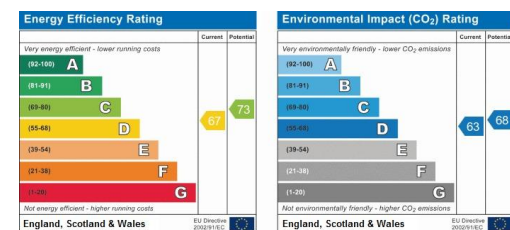
£120.00 Inc. VAT

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/cleared 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.



| FIVE BEDROOMS | MASTER BEDROOM WITH EN-SUITE | QUIET LOCATION | DOUBLE GARAGE | PRIVATE GARDEN |

An immaculate and spacious five bed detached family home located in a quiet cul-de-sac location on the outskirts of the upmarket village of Linton with accommodation as follows: Hall, Cloakroom, Lounge, Dining Room, Snug, Dining Kitchen, Utility. Master Bedroom with En-Suite, Double Bedroom Two with En-Suite, Three further bedrooms and House Bathroom.



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Directions

From Wetherby Town Centre proceed along Westgate and turn left into Linton Road and then left into Linton Lane. Proceed into the village and turn right opposite the Village Hall into Northgate Lane where approx. 0.5 miles Tib Garth will be found on the right-hand side with this property on the right-hand side towards the head of the cul-de-sac.

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL

having wood flooring and double French doors leading to patio and rear garden, two storage cupboards, oak balustrade leading to first floor, double French doors lead to:

LOUNGE

31' 4" x 16' 5" (9.55m x 5m) with Limestone fireplace having living flame fire, double French doors to rear patio and garden, two picture windows to front, downlighters

DINING ROOM

13' 7" x 13' 6" (4.14m x 4.11m) double French doors lead to the dining area with two picture windows to front, downlighters, archway leading to:

SNUG

12' 9" x 12' 11" (3.89m x 3.94m) having two windows to front and window to side

CLOAKROOM

tiled and having pedestal washbasin and low level wc, window to rear

DINING KITCHEN

17' 6" x 12' 7" (5.33m x 3.84m) tiled floor and having range of wall and floor mounted units with granite worktops over, integrated five ring ceramic hob with cooker hood over, integrated double fan oven and microwave oven, American style fridge freezer and integrated dishwasher, window to rear aspect

UTILITY ROOM

having floor and wall mounted units with granite worktop, integrated washing machine and tumble dryer, door to access side patio area

FIRST FLOOR

having galleried landing and window to half landing

LANDING

having two cupboards for storage

MASTER BEDROOM

18' 3" x 16' 6" (5.56m x 5.03m) having fitted wardrobes and windows to rear and side aspect, dressing area to side with fitted wardrobes leading to en-suite bathroom, downlighters

EN-SUITE BATHROOM

tiled and having corner shower cubicle, corner spa bath with hand held mixer tap, his and hers vanity washbasin and window to front aspect, downlighters

DOUBLE BEDROOM TWO

12' 6" x 14' 6" (3.81m x 4.42m) having built in wardrobe and two windows to rear aspect

EN-SUITE SHOWER ROOM

tiled and having shower cubicle, low level wc and vanity wash basin, downlighters, window to rear

BEDROOM THREE

12' 8" x 12' 11" (3.86m x 3.94m) having built in wardrobe, window to front aspect

BEDROOM FOUR

7' 8" x 10' 10" (2.34m x 3.3m) having built in wardrobe and window to front aspect

BEDROOM FIVE/STUDY

7' 10" x 10' 4" (2.39m x 3.15m) having window to front aspect

HOUSE BATHROOM

being fully tiled and having bath with hand held mixer tap, separate shower cubicle, vanity washbasin and low level wc

OUTSIDE

The property is approached by electronic wrought iron gates giving access to a paved courtyard and double garage with electronic up and over doors, ample parking. To the rear lies a private lawned area with borders and patio area.



Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.