



# THOMLINSONS

1870



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## Orchard House, Weedling Gate, Stutton, Tadcaster, LS24 9BQ

£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 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

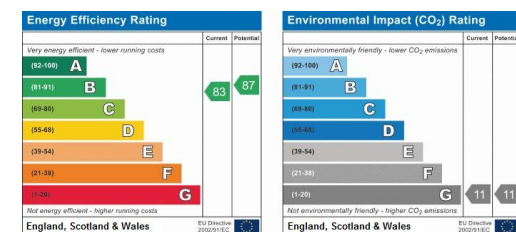
Guarantor  
£120.00 Inc. VAT

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.



Superb and very spacious detached house | Rural location with extensive views | | |

Distances (all approximate): York 10 miles, Leeds 12 miles, Harrogate 14 miles, Wetherby 6 miles, Tadcaster 2 miles  
A SUPERB FAMILY HOME OFFERING EXCEPTIONAL 5 BEDROOM ACCOMMODATION, PRESENTED TO AN IMMACULATE STANDARD AND WITH VIEWS OVER OPEN COUNTRYSIDE. UNFURNISHED NO PETS OR SMOKERS



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## Directions

Travelling in to Stutton from Tadcaster on the Stutton Road, at the junction turn left on to Weedling Gate. Proceed towards the village and the driveway to Orchard House is on the right hand side. Turn down the private drive and the property is the first one on the right hand side.

## Accommodation Comprises

### DESCRIPTION

Orchard House was built in 2013 by renowned local developer Hurrell Properties Ltd. The house is in immaculate condition throughout and surpasses new build standards in regards to energy performance. The ground floor offers great space and consists of three main reception areas; the sitting room, family room and the large breakfast kitchen/dining area. The sitting room is light and airy and has floor to ceiling windows in the bay which frame the far reaching views over neighbouring fields. The kitchen is state of the art and features integrated Miele appliances, granite work surfaces, breakfast bar seating and underfloor heating. To the upstairs and off an impressive galleried landing there are five bedrooms. The master bedroom is supplemented with a dressing area and an en-suite, a balcony accessed through French doors from this bedroom offers fantastic, uninterrupted views. Four further bedrooms, two with en-suites, and a house bathroom make up the remaining accommodation on the first floor. The house is set back from the road and behind wrought iron electric gates, offering great security. To the outside, gardens surround the house and a paved driveway provides space for numerous vehicles in addition to the integral double garage.

### THE AREA

The village of Stutton is located to the south west of Tadcaster and is within the 'Golden Triangle' with great commuter links to Leeds, York and Harrogate. Tadcaster has a wide range of day to day amenities; banks, building societies, doctors, dentists, shop, cafes, restaurants and public houses. The nearby A1M link also allows quick easy access to Leeds City centre, York and Harrogate and other major national networks. The house falls in close proximity to the highly acclaimed Tadcaster Grammar School. Train connections regionally and nationally are in York and Leeds.

### ENTRANCE HALL

Two full height double glazed windows to front, double radiator, oak flooring, stairs, door to under-stairs cupboard, double door to Kitchen/Diner, double door to

### SITTING ROOM

26' 8" x 18' 4" (8.13m x 5.59m) PVCu double glazed bow window to side, two PVCu double glazed windows to front with wood burning stove with glass door in chimney, two double radiators

### PLAYROOM

12' 2" x 10' 2" (3.71m x 3.1m) PVCu double glazed window to front, double radiator, oak flooring.

### CLOAKROOM/WC

Two piece suite comprising, wash hand basin and WC, radiator, ceramic tiled flooring.

### KITCHEN/DINER

30' 10" x 18' 9" (9.4m x 5.72m) Fitted with a matching range of base and eye level units with granite worktops, 1 1/2 bowl stainless steel sink with mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric double oven, built-in four ring ceramic hob with extractor hood, built-in microwave, PVCu double glazed bow window to rear, two PVCu double glazed windows to rear, radiator, tiled flooring, secure PVCu double glazed patio double doors to garden

### UTILITY ROOM

13' 6" x 5' 11" (4.11m x 1.8m) Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble drier, PVCu double glazed window to side, ceramic tiled flooring, back door to garden

### DOUBLE GARAGE

18' 7" x 18' 6" (5.66m x 5.64m) Remote-controlled electric up and over door.

### FIRST FLOOR LANDING

20' 10" x 16' 10" (6.35m x 5.13m) PVCu double glazed window to side, fitted carpet, access to loft area

### MASTER BEDROOM

Two PVCu double glazed windows to front, three fitted double wardrobes, two double radiators, double doors to balcony at front.

### EN SUITE SHOWER ROOM

10' 6" x 6' 9" (3.2m x 2.06m) Three piece suite comprising tiled shower area, vanity wash hand basin, WC and heated towel rail tiled surround, ceramic tiled flooring.

### EN SUITE DRESSING ROOM

12' 11" x 6' 11" (3.96m x 2.11m) Two piece suite comprising double wardrobe, double door to balcony, double door to



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