



THOMLINSONS

— 1870 —



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47 Leeds Road, Tadcaster LS24 9LA

£950 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

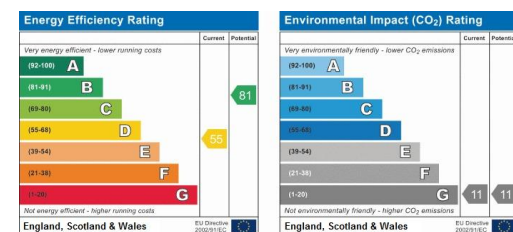
Guarantor
£120.00 Inc. VAT

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.



REFURBISHED | THREE DOUBLE BEDROOMS | SPACIOUS | CONTEMPORARY | GARAGE

A fully refurbished and outstanding three bedroom mid terrace property set in the popular town of Tadcaster and within the catchment area for Tadcaster Grammar School. Hall, Lounge, Separate Dining Room, archway to Dining Kitchen with appliances, Three Double Bedrooms and House Bathroom. Garden to front and rear. Single Garage.

UNFURNISHED/NO PETS OR SMOKERS



01937582748 | www.thomlinsons.co.uk





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Directions

From Wetherby into Tadcaster where the property will be identified on the right hand side with our To Let board

Accommodation Comprises

GROUND FLOOR

ENTRANCE HALL

having wood flooring and LED ceiling lights

LOUNGE

12' 0" x 15' 1" (3.66m x 4.6m) having large bay window, fire surround with living flame gas fire, dado rail and wood flooring

DINING ROOM

13' 3" x 12' 7" (4.04m x 3.84m) having ornamental fireplace with slate hearth, fitted cupboards to alcove, dado rail, large understairs storage cupboard, wood flooring, window to rear, archway to:

DINING KITCHEN

13' 0" x 8' 0" (3.96m x 2.44m) having range of modern wall and floor mounted units with granite quartz worktops, integrated fridge and freezer, integrated washing machine, ceramic hob with integrated fan oven and stainless steel extractor cooker hood over, LED ceiling light fittings and tiled floor, two windows to rear aspect, door to rear

FIRST FLOOR

LANDING

having wooden balustrade and access to loft

DOUBLE BEDROOM ONE

15' 10" x 12' 6" (4.83m x 3.81m) with ornamental fireplace, dado rail and two window to front aspect

DOUBLE BEDROOM TWO

10' 2" x 13' 4" (3.1m x 4.06m) having ornamental fireplace with mosaic hearth, window to rear aspect

DOUBLE BEDROOM THREE

8' 0" x 9' 6" (2.44m x 2.9m) having window to rear

BATHROOM

being fully tiled and having suite comprising: bath with shower over and screen, contemporary vanity washbasin and low level wc, extractor, wall mounted ladder style chrome heated towel rail

OUTSIDE

small neat front garden whilst to the rear lies a enclosed yard with access to outhouse and single garage.

