THOMLINSONS
1870

Terms & Conditions

TENANT RESPONSIBILITIES

As a tenant, you will be responsible for:

- Paying a holding deposit of one week's rent, where applicable.
- Paying a tenancy deposit of up to five weeks' rent.
- Paying rent monthly in advance.
- Paying council tax and utility bills during the tenancy.
- Taking reasonable care of the property and its contents.
- Complying with the terms of the tenancy agreement and inventory.
- Satisfying the required referencing and credit checks.
- Insuring your own personal possessions.

TENANCY RESTRICTIONS

- No business use without the landlord's written consent.
- Pets are subject to the landlord's consent and the terms of the tenancy.
- Smoking and vaping are not permitted inside the property.
- The property must not be used as an HMO or for multiple occupancy without prior consent.

MOVING IN

The tenancy agreement and inventory will be provided before signing. Keys will be available from our office on the agreed move-in date, subject to all requirements being completed.

For managed properties, tenants have **seven working days** to check and return the inventory, noting any discrepancies or repairs required.

MOVING OUT

Notice must be given **in writing in accordance with the terms of your tenancy agreement**. The property should be returned clean, tidy and in accordance with the inventory, allowing for fair wear and tear.

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Park Cottage, Stonegate, Whixley YO26 8AS

£1050 pcm







LOCK UP GARAGE/PARKING | NO GARDEN | TWO BEDROOMS | RURAL | OFF STREET PARKING

A double fronted two bedroom cottage in a rural location backing onto Whixley Park and having accommodation as follows: Lounge, Fitted Kitchen, Two Bedrooms with Fitted Wardrobes, House Bathroom. Off Street Parking, Garage. NO GARDEN, UNFURNISHED/NO SMOKERS/PETS CONSIDERED

Directions

The village of Whixley is well located just off the A59 Harrogate – York Road within 5 miles of the A1 Link Road. The village is considered ideally placed for the commuter as easy access can be gained onto a good road network and also to the train station at Cattal which is on the main Leeds to York line. With oil fired central heating and double glazing the cottage briefly comprises:

Accommodation Comprises

VIEWING
Please request a viewing via Rightmove, we will then send a Pre Tenancy Questionnaire which you will need to fill in and return, once received we will organise a viewing.

GROUND FLOOR Entrance Door into:

LOUNGE
having multi-fuel fire, two windows to front aspect and open tread staircase to first floor, beamed ceiling,

archway to:

KITCHEN
8'8 x 8'6 having range of wall and floor mounted units with worktops over, tiled floor, stainless steel sink unit with chrome mixer tap, integrated oven and hob with concealed extractor over, space for washing machine and dishwasher

FIRST FLOOR
Landing with double glazed skylight window, access to loft

BEDROOM ONE
10'8 x 10'4 having sliding mirrored wardrobes with hanging rail, window to front aspect

BEDROOM TWO
8'8 x 8'6 having built in wardrobes with hanging rail, window to front aspect

BATHROOM
10'9 x 4.4 being fully tiled and having panelled bath with shower over and screen, low level wc and pedestal wash basin, window to front

OUTSIDE
Off street parking to side for one car, NO GARDEN, Single Garage lock up garage with parking.

COUNCIL TAX BAND C





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.