



THOMLINSONS

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2 Manor Chase, Long Marston YO26 7RB

£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 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.

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NO PETS | TWO BEDROOMS | QUIET LOCATION | OFF STREET PARKING

An attractive end terrace cottage situated within a small exclusive development on the edge of the Village and offering the following: Covered Porch, Sitting Room, Dining Kitchen, Landing, Two Bedrooms (one en-suite), Bathroom.

Lawned garden and long drive-way with ample parking space.

UNFURNISHED



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Directions

From Wetherby continue on the York Road past the Racecourse until you reach the village of Long Marston, turn left into Manor Chase where the property will be found on the left hand side opposite The Green identified by our To Let board

Accommodation Comprises

COVERED PORCH

SITTING ROOM

15' x 14'10" with staircase to the first floor, feature fireplace with cast iron interior, tiled slips, hearth and open grate, T.V. and telephone points, wood effect flooring, understairs cupboard and sealed unit double glazed window to front.

DINING KITCHEN

15' x 8'8" with newly fitted wall and floor mounted units with worktops over and tiled splashbacks, stainless steel sink unit, integrated washing machine, integrated electric oven, four ring electric hob unit with extractor hood over, space for fridge freezer, recessed ceiling downlighters, area for dining table and chairs, sealed unit double glazed window to the rear and half glazed door to the outside.

LANDING

with sealed unit double glazed window to the side and access to partly boarded roof space with pull down ladder.

BEDROOM ONE

10'10" x 9'10" (extending to 11'8") with sealed unit double glazed window to the front, recessed fitted wardrobe. Shelved cupboard.

EN SUITE

with half height tiled walls and white suite comprising pedestal wash hand basin, low level W.C., fully tiled shower cubicle with power shower, sealed unit double glazed window, electric heater, extractor fan, ceiling downlighters, ceramic tiled floor and under floor heating.

BEDROOM TWO

10'6" x 8' (extending to 8'8") having sealed unit double glazed window to the rear, and recessed storage cupboard.

BATHROOM

part tiled and having white suite comprising panelled bath, pedestal wash hand basin and low level w.c, sealed unit double glazed window

OUTSIDE

To the front of the property is a small lawned garden and to the rear is a further enclosed garden which has gravelled seating areas, paved patio and summer house. There is access to the driveway which lies to the side of the property providing ample parking space.

