



THOMLINSONS

— 1870 —

Terms & Conditions

As per the Tenant Fees Act June 2019 you are responsible for

- Paying a holding deposit (equivalent to one week of the monthly rent)
- Paying a deposit equivalent to 5 weeks rent
- Paying your rent monthly in advance
- Paying all utilities and council tax bills during term of lease
- Adhering to a property inspection schedule
- Care of property and inventory
- Ensuring all references and credit checks are satisfactory
- Insuring own contents/possessions

Restrictions with a tenancy agreement

Some restrictions may include:

- You will be prevented from running a business from the property.
- Pets. Some landlords will not accept pets. Those who do may require additional cleaning to be paid for on termination of the lease.
- Smoking. Landlords will not permit smoking in the property. If it's evident you have smoked then you may become liable for re-decoration costs.
- HMO We do not accept Multiple Occupancy

Moving In

The Assured Shorthold Tenancy Agreement will be available along with the Inventory prior to signing. We recommend you read the AST before signing giving you an opportunity to familiarise yourself with all the details and prepare any questions.

On your move in date an appointment will be made for the keys to be collected from our office.

Once you have moved into your property you have seven working days to check the inventory and hand this back to us (managed only). If there is anything we have missed or something needs fixed please note this on the inventory and return to us.

Moving Out

If you wish to leave the property at the end of the tenancy, you must give us one month's notice in writing. Should you wish to leave before the Tenancy End Date you will be charged an Early Termination Fee of £660 Inc. VAT.

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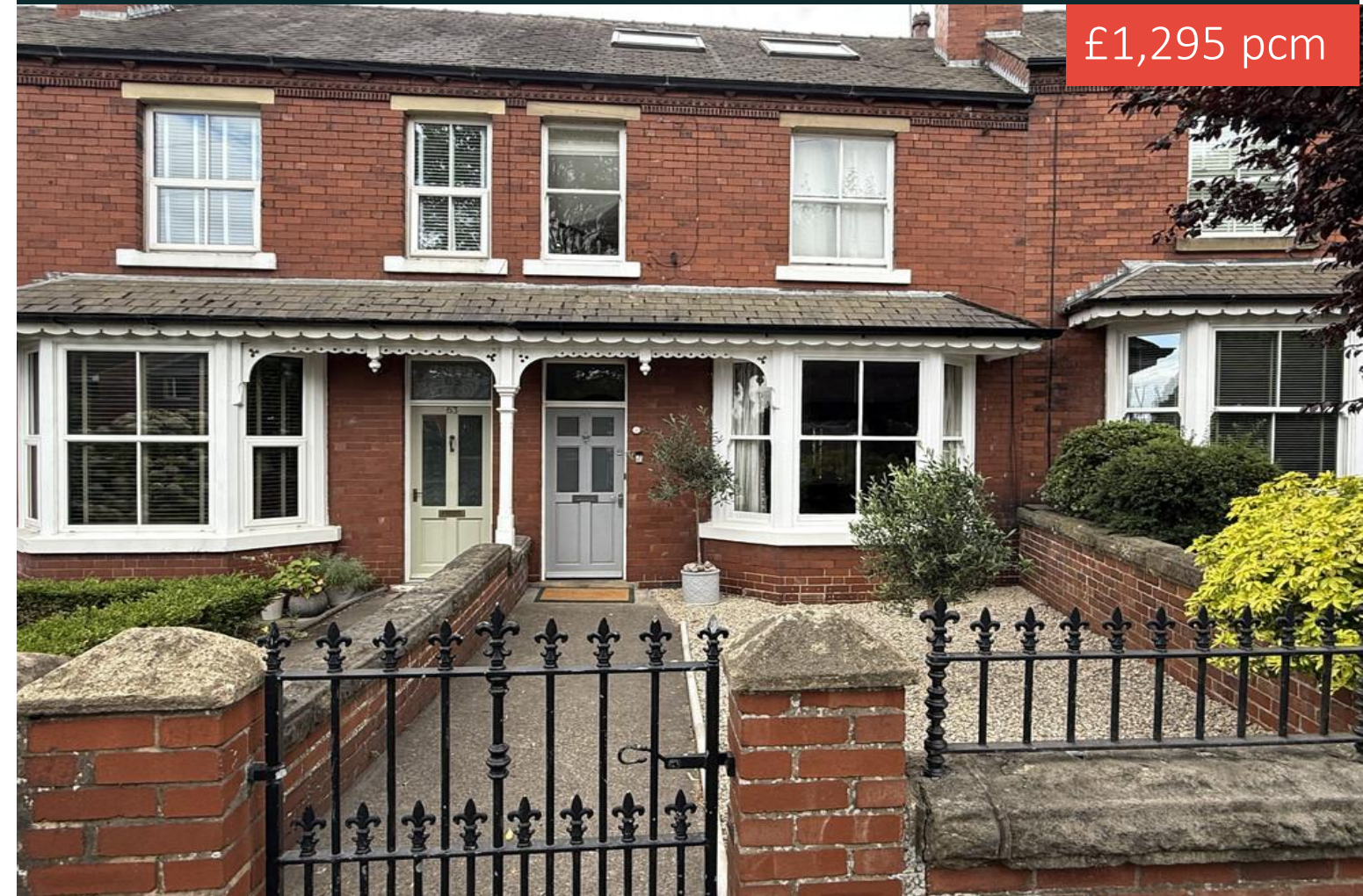


THOMLINSONS

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65 Leeds Road, Tadcaster LS24 9LA

£1,295 pcm



A substantial Four Bedroom Victorian town house in the heart of Tadcaster. The Living accommodation is set over three floors, offering two generous reception rooms, dining kitchen, ground floor cloakroom, cellar, four double bedrooms, two bathrooms. Period features throughout including open fire to sitting room and log burning stove to snug. Garden to front and private enclosed rear south facing garden with decking and patio area, lawn and established flower borders. On street parking. UNFURNISHED, PETS CONSIDERED



01937582748 | www.thomlinsons.co.uk



Directions

Accommodation Comprises

SITUATION AND DESCRIPTION

Tadcaster is a historic market town located in North Yorkshire and is known for its rich brewing history and picturesque riverside setting on the River Wharfe. Situated approximately 10 miles southwest of York and 20 miles east of Leeds, it is ideally positioned for commuters. Tadcaster offers several well-regarded schools, catering to both primary and secondary education. For day-to-day needs, Tadcaster is well-equipped with essential shops and pharmacies.

GROUND FLOOR

ENTRANCE HALL

with attractive mosaic tiled floor, staircase to first floor.

LIVING ROOM

15' 0" x 14' 0" (4.57m x 4.27m) with bay window to front, attractive Victorian open fire with marble surround and original tiled slipe, built in cupboard and shelving to recess, radiator, tv point.

SNUG

13' 3" x 10' 11" (4.04m x 3.33m) with window to side, wood burning stove in original brick surround, radiator, tv point. Door to cellar.

REAR ENTRANCE PORCH

GROUND FLOOR CLOAKROOM

with toilet and wash hand basin. Gas central heating boiler.

CELLAR

19' 7" x 13' 11" (5.97m x 4.24m) Full height cellar with shelving.

DINING KITCHEN

15' 5" x 14' 0" (4.7m x 4.27m) with fitted range of hand painted wall and base cupboards, gas hob, built in double oven, stainless steel fridge freezer, washing machine, dish waster, tiled splashbacks, radiator, double

glass doors to living room. Double French doors to garden. Engineered hard wood flooring.

FIRST FLOOR

Approached by original wood staircase to half landing. Main landing area with window to front and office space, radiator.

HOUSE BATHROOM

with three piece suite comprising, bathroom with electric shower over, wash hand basin, wc, heated towel rail/radiator, fully tiled, window.

BEDROOM 4

12' 0" x 11' (3.66m x 3.35m) with sash window to rear, Victorian cast iron fireplace, tv point.

BEDROOM 2

15' 7" x 10' 0" (4.75m x 3.05m) with sash window overlooking garden, Victorian cast iron fireplace, walk in fitted wardrobe with shelving and rails, radiator.

BEDROOM 3

12' 8" x 12' 6" (3.86m x 3.81m) With sash window to front, original Victorian cast iron fireplace, raditator, tv point.

SECOND FLOOR

BEDROOM 1

15' 7" x 12' 7" (4.75m x 3.84m) A bright and airy room with 5 velux windows, radiator, tv point.

BATHROOM

with three piece suite comprising bath with shower over, pedestal wash hand basin, wc, towel rail/radiator, velux window.

OUTSIDE

Enclosed front gravelled garden. To the rear is a private south facing garden with decking area and lower area with patio and mature borders.

CONCLUSION

