

HOTHAM FAMILY TRUST

TO LET FOR UP TO THREE YEARS

90 FRONT STREET, LOCKINGTON



**Newly renovated Two-bedroom cottage with through Lounge/Dining room,
Newly fitted Kitchen, Utility, WC and Bathroom.**

VIEWING STRICTLY BY APPOINTMENT ONLY

**GUIDE RENT £650 PER CALENDAR MONTH
OFFERS TO BE SUBMITTED ON THE ATTACHED FORM**

**THE ESTATE OFFICE, SOUTH DALTON, BEVERLEY,
EAST YORKSHIRE, HU17 7PN
TEL: 01430 810225 FAX: 01430 810746
Email: office@daltonestate.co.uk**

1. INTRODUCTION

The Trustees of the Hotham Family Trust are offering to let on an assured shorthold tenancy for a period of up to three years, an attractive and fully refurbished two bedroom, semi detached cottage with oil fired central heating. Gardens to the front and rear of the property and off-street parking. The property is situated in the Village of Lockington, about six miles from Beverley and seven miles from Driffield.

2. THE PROPERTY The accommodation comprises:

GROUND FLOOR

| | |
|------------------------------|---|
| Kitchen | 2.71m x 3.00m Newly fitted kitchen with wall and base units. radiator, ceiling Velux window and door leading to rear garden. |
| Utility | With plumbing for automatic washing machine and tumble dryer. |
| WC | Newly fitted white WC and wash hand basin. |
| Sitting / Dining Room | 7.22m into bay x 5.23m with multifuel stove, radiators and windows to the front and rear elevation. |
| | |
| FIRST FLOOR | |
| Bedroom 1 | 4.17m x 3.03m. With ornamental fireplace, radiator and window to the front elevation |
| Bedroom 2 | 3.17m x 2.42m narrowing to 1.93m with radiator and window to the side elevation. |
| Bathroom | 2.63m x 1.69m Newly fitted white bathroom suite comprising of bath with shower over, wash hand basin, wc and radiator. |
| OUTSIDE | Gardens to the front and rear of the property. Off street parking over paved area. Oil Tank. |
| SERVICES | Mains electricity, telephone and water |
| Council Tax | Band C |

Energy Performance Certificate



90, Front Street, Lockington, DRIFFIELD, YO25 9SH

Dwelling type: Semi-detached house

Reference number: 0452-2872-7651-9621-2515

Date of assessment: 22 May 2019

Type of assessment: RdSAP, existing dwelling

Date of certificate: 05 June 2019

Total floor area: 80 m²

Use this document to:

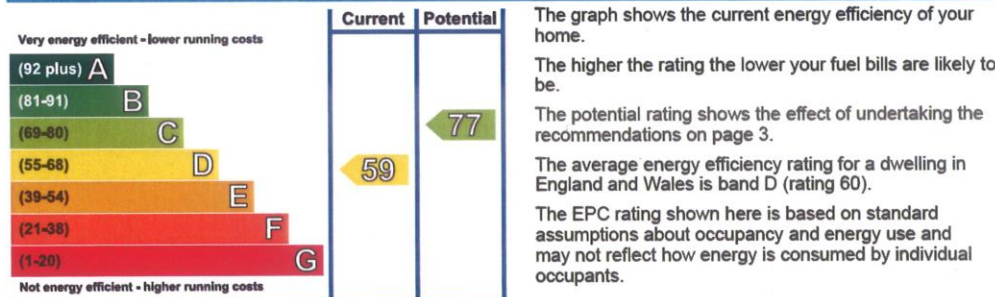
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,160 |
| Over 3 years you could save | £ 357 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 177 over 3 years | £ 177 over 3 years | |
| Heating | £ 1,605 over 3 years | £ 1,392 over 3 years | |
| Hot Water | £ 378 over 3 years | £ 234 over 3 years | |
| Totals | £ 2,160 | £ 1,803 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--|-----------------|------------------------------|
| 1 Solar water heating | £4,000 - £6,000 | £ 132 |
| 2 Replace single glazed windows with low-E double glazed windows | £3,300 - £6,500 | £ 222 |
| 3 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £ 924 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

3. THE LETTING

The property will be let on a 1988 Housing Act Assured Shorthold Tenancy for an initial period of one year. A copy of the Draft Agreement is available in the Estate Office and should be read by all applicants. A summary of the most important terms of the Draft Agreement is listed below but all applicants should refer to the Draft Tenancy Agreement for clarification.

a) **Deposit & Legal Fees**

A returnable deposit property bond of **five weeks** will be required at the commencement of the letting and will be held by the Landlord's Agent, Savills (L & P) Ltd., as a Stakeholder, in accordance with the rules of the Tenancy Deposit Scheme administered by The Dispute Service Ltd.

b) **Rent**

Rent will be due monthly in advance on the 1st of each month.

c) **Repairs**

The tenant will be responsible for all internal decorations, carpets and curtains, together with cleansing of gutters (this may need to be done once per week if necessary, from 1st November until Christmas each year), drains and waste pipes. The tenant is responsible for any damage whatsoever caused to the property by him or herself, his or her family, friends or other persons at the property as a result of his occupation. The Landlord will be responsible for all other repairs to the property under section 11 of the Landlord & Tenant Act 1985.

All fences, gates & hedges are the responsibility of the tenant to keep in good repair. The chimneys will be cleaned prior to the commencement of a letting and a tenant will be required to leave them in a similar state at the end of the tenancy.

d) **Garden**

The garden area, including where applicable, any land, paddocks, etc included in the tenancy shall be kept neat & tidy. All boundary hedges should be cut at least once in each year of the tenancy.

e) **Outgoings**

The tenant will be responsible for all outgoing whatsoever in connection with the property including Council Tax Payments.

g) **Pets**

Any pets kept at the premises must be with the written permission of the Landlord and must be kept under strict control at all times within the boundaries of the letting.

h) **Vermin**

The tenant is strictly responsible for the control of rats & mice in and around the property.

4. VIEWING

The property may only be viewed by appointment. Prospective tenants are asked to telephone the Estate Office to request an accompanied viewing. **No viewings will be permitted without prior arrangement.**

5. TENDERS

The property is to be let by informal tender on the official tender form (attached to particulars). All tenders will be considered and short-listed applicants will be invited for an interview shortly thereafter. A guide rent per calendar month is given at the front of these particulars. **Prospective tenants should submit an affordable tender as the top tender will not necessarily be successful.**

The Landlord is not under any obligation to accept the highest or any tender submitted.

6. REFERENCES.

A financial reference and at least three other references will be required (excepting existing Estate Tenants). The names and addresses only, of bank and referees are required with the tender, not the full reference.

S N Fairbank MRICS FAAV Agent

IMPORTANT NOTICE

Misrepresentation Act 1967 and Consumer Protection Regulations 2008.

Trustees of the Hotham Family Trust as the owners of this property give notice that:-

- 1) The particulars are set out as a general outline only for the guidance of intending Lessee(s) and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the contract or lease, the latter shall prevail.
- 2) All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is let with all faults and defects, whether of condition or otherwise and the Lessor is not responsible for such faults and defects or of any statements contained in the particulars of the property.
- 3) The Lessee(s) shall be deemed to acknowledge that he/she has not entered into any lease in reliance on any said statements, that he has satisfied himself as to the contents of each of the said statements, in inspection, or otherwise, and that no warranty or representation has been made by the Lessor or the said agents in relation to or in connection with the property.
- 4) Any error, omission, or mis-statement in any of the said statements shall not entitle the Lessee(s) to rescind or to be discharged from a lease, nor entitle either party to compensation or damages, not in any circumstances to give either party any cause for action.
- 5) No person in employment of The Trustees of the Hotham Family Trust has any authority to make or give any representation or warranty whatsoever in relation to the property.

90 FRONT STREET

Dalton Estate
Dalton Estate Office, West End, South Dalton, HU17 7PN

Tenancy Plan

SCALE :
1 : 250 @ A4

DATE :
09/05/2019



MAP FILENAME :
90 Front Street - Tenancy Plan 2019

Map data shown may contain Ordnance Survey © products supplied by
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HOTHAM FAMILY TRUST

To be completed in ink:

OFFER FORM FOR AN ASSURED SHORTHOLD LETTING OF:

90 FRONT STREET, LOCKINGTON

I(Surname).....(Forenames).....

of(Address).....

.....

Daytime Telephone Number:.....

I hereby offer to pay a rent of £..... (in words)

..... per calendar

month for the above property, for a letting of years in accordance with the terms

set out in the particulars.

If offered the Tenancy, I would like to start the Agreement on2019

PERSONAL DETAILS:

Date of Birth of Tenderer and Wife/Partner: /.....

Family Details:.....

Current occupation:.....

Currently living in Owned/Rented property (please delete as appropriate)

LEGAL FEES

I agree to pay £200 non-returnable* reservation deposit (*should Solicitors be instructed), which will be counted towards the first month's rent.

SIGNED:..... DATE:.....

SIGNED:..... DATE:.....