

ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY

14 QUAKER LANE, NORTHALLERTON DL6 1EQ



AN IMMACULATELY PRESENTED 3-BEDROOM TERRACE HOUSE, CONVENIENTLY SITUATED FOR NORTHALLERTON TOWN CENTRE

- A Well Presented 3 Bedroomed Family House
- Refurbished Large Light Airy Rooms
- Much Sought After & Convenient Location
- **Unfurnished or Partially Furnished**
- Available for Occupation in November 2008
- No DSS, No Smokers and No Pets

Rent: £525 Per Calendar Month

Subject to Bond and References

14 Quaker Lane, Northallerton

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles

York 30 miles
(All distances are approximate)

14 Quaker Lane is pleasantly situated on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property enjoys a very pleasant position adjacent to Quaker Lane. The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Scarborough, Whitby and Redcar, which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service to Darlington calling at the villages.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington

DESCRIPTION

The property comprises a substantial, well laid out, spacious and very attractively presented and appointed 3-bedroomed family house and is situated in a quiet position on the edge of the much sought after town of Northallerton. It is ideally situated within easy reach of all local amenities, services etc. and is close to attractive countryside and enjoys excellent commuting to all of the major centres.

Internally the property has been largely refurbished and is well laid out providing spacious family accommodation.

On the ground floor the property enjoys a spacious Entrance Hall leading to the property's anti-clockwise turning staircase. The South facing bay window in the Lounge creates a light and airy feel. The Lounge is also particularly well appointed offering polished wood floors, attractive fireplace and an ornate picture rail. The Breakfast Kitchen has a generous range of base and wall mounted units. A useful Hallway leads through to the property's newly appointed, fully tiled Bathroom.

On the First Floor you are welcomed by a large landing area, leading to two Double Bedrooms together with a useful Single Bedroom/Dressing room

The property enjoys the benefit of full gas fired central heating and has UPVC double glazed windows and doors throughout. The offering of **14 Quaker Lane** presents a rare opportunity to rent a substantial well constructed, well presented 3-bedroomed family house in a good residential area, which enjoys excellent access to local and national transport links.

ACCOMMODATION

Living Room

3.99m x 3.91m (13'1" x 12'10") max

South facing bay window. Picture rail. Coved corniced ceiling. Ornate ceiling feature. Double radiator. Gas fire set within a wooden fireplace with tiled surround and hearth. Polished wood floor. With telephone connection

Kitchen

4.04m x 3.63m (13'3" x 11'11") max

Generous range of base and wall mounted units including breakfast bar, single sink drainer, tiled splashback, chimney breast housing gas boiler. Coved corniced ceiling. Tiled floor and door to understairs cupboard complete with fitted shelves. Tiled floor.

Rear Hall

2.26m x 1.83m (7'5" x 6") max

Space and plumbing for washing machine. Fitted shelves providing useful storage space. Door to rear yard.

Bathroom

2.38m x 2.08m (7'10" x 6'10") max

West facing window. White Ideal Standard bathroom suite comprising WC, pedestal wash hand basin and bath. Double radiator with Stainless Steel towel rail above. Fully tiled walls and floor. Bath complete with Mira shower over. Extractor fan.

FIRST FLOOR

Landing

3.74m x 1.65m (12'3" x 5'5") max

Coved corniced ceiling. Attractive panelled decoration on staircase and landing.

Bedroom No. 1

3.33m x 3.25m (10'11" x 10'8") max

South facing window. Single radiator. Black lead fireplace within wooden fire surround.

Bedroom No. 2

3.63m x 3.25m (11'11" x 10'8") max

Single radiator. North facing window. Cupboard housing hot water tank, fitted shelves in chimney alcove, coved corniced ceiling.

Bedroom No.3/Dressing Room

2.36m x 1.65m (7'9" x 5'5")

Coved corniced ceiling. South facing window. Double radiator.

OUTSIDE

The property has the benefit of a rear yard, which can be accessed from a lane that runs behind the properties. There is a small brick built shed in the rear yard.

GENERAL REMARKS AND STIPULATIONS

RENT

£525.00 per calendar month.

SERVICES

Mains Water, Electricity and Drainage. The Tenant will be responsible for paying for all mains services.

COUNCIL TAX

The Tenant will be responsible for paying for the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is B.

PERIOD OF LETTING

6 months initially on an Assured Shorthold Tenancy.

INSURANCE

The Landlord will insure the structure and the contents and the Tenant will insure his/her contents.

PETS

The property is let on the condition that no animals or pets are kept on the property without the prior consent of the Landlord/Agent.

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person), which is to be completed and returned to them, together with a cheque for **£25** per form / person

AGENTS FEES

The Tenant will pay the Agents Fees on the Tenancy Agreement and Counterpart in the sum of **£117.50**

BOND

The Tenant will be required to pay a Bond of **£550.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

VIEWING

By appointment with Northallerton Estate Agency _ Tel (01609) 771959.

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COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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