

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY

**18 IVY COTTAGES
NORTHALLERTON DL7 8TN**



**IMMACULATELY PRESENTED 2 BEDROOMED TRADITIONAL
TOWN HOUSE COTTAGE IN CONVENIENT LOCATION**

- Recently refurbished
- Well laid out & spacious accommodation
- Convenient for Town Centre
- Available January 2014
- Night Storage Heating
- UPVC Sealed Unit Double Glazing

Rent: £500.00 Per Calendar Month
NO PETS, NO SMOKERS, NO DSS

18 IVY COTTAGES, 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)	

Ivy Cottage is pleasantly situated just outside of the centre of this popular and much sought after market town of Northallerton, the County Town of North Yorkshire. It is within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities and close to attractive countryside. The property enjoys a pleasant position on a minor road to the rear of the Town Centre.

The property lies within convenient and easy commuting distance of Bedale, the A.1 and A.19 trunk roads, Teesside, York, Darlington, Thirsk and surrounding towns and villages.

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 nearby 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, Sedgfield, 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 an immaculately presented, well laid out and spacious, recently refurbished traditional 2-bedroomed mid terraced cottage property which is situated in a quiet residential area. It enjoys the benefit of UPVC sealed unit double glazing and night storage heating. The property has recently undergone complete refurbishment including new kitchen, bathroom, new floor coverings and complete redecoration throughout. It enjoys on the ground floor 2 reception rooms plus newly fitted galley kitchen and newly fitted bathroom. On the first floor there are two good sized double bedrooms. To the rear of the property is a yard area opening out to a rear vehicular access and chippings garden area set back from the house.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass lights and etched glass over light into:

Sitting Room

3.88m x 3.68m (12'9" x 12'1")

The room has coved corniced ceiling with centre ceiling light point. Built in shelved storage cupboard adjacent to chimney breast, providing useful recess for TV, video etc. Wall mounted night storage heater. Solid panelled door through to:

Inner Hallway

With cloaks hanging. Stairs to first floor. Archway through into:

Living Room

2.67m x 3.84m (8'9" x 12'7")

Attractive range of fitted base cupboards topped with useful work surface with tiled splash back. Chimney breast mounted night storage heater, ceiling light point. Door to good sized under-stairs part-shelved storage cupboard and enjoys the benefit of cloaks hanging.

Kitchen

1.98m x 1.67m (6'6" x 5'6")

Nice range of base cupboards topped with work surface having inset single drainer, single bowl, stainless steel sink unit with mixer tap over. Built in brushed steel electric oven topped with 4 ring brushed steel electric hob. Inset extractor fan above hob. Tiled splash backs, ceiling light point, wall mounted Creda night storage heater. Space and plumbing beneath for auto wash. Door through to:

Rear Hallway

0.81m x 1.80m (2'8" x 5'11")

With ceiling light point. Door to outside, and attic access. Inner door leads to:

Bathroom

1.65m x 1.70m (5'5" x 5'7")

Newly fitted and comprises fully tiled bathroom with pine panelled bath, matching pedestal wash basin and WC. The bathroom enjoys the benefit of ceiling light point, wall mounted Dimplex electric heater.

Stairs to First Floor have twin rails leading up to Split Landing.

Bedroom No. 1

3.86m x 3.66m (12'8" x 12')

Ceiling light point. Coved corniced ceiling. Night storage heater.

Bedroom No. 2

3.84m x 2.67m (12'7" x 8'9")

Good sized airing cupboard housing lagged cylinder and immersion heater with shelved storage over and wardrobe storage to side. Ceiling light point, night storage heater, useful recess suitable for wardrobe.

OUTSIDE

Rear yard which gives access to rear lane across from which is the garden which has flagged drying area and chippings garden / seating area and shrubbed borders.

GENERAL REMARKS & STIPULATIONS

RENT

£500.00 per calendar month

VIEWING

Through Northallerton Estate Agency – Tel. 01609 – 771959.

COUNCIL TAX

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

SERVICES

The Tenant will be responsible for paying for all mains services and fuel consumed on the property, including electricity, telephone etc.

PERIOD OF LETTING

6 months initially on an Assured Shorthold Tenancy although a longer tenancy may be agreeable.

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.

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 **£30.00** per form/person.

SMOKING

The property is let on the basis that there is to be a no smoking policy within the house.

DECORATION

The property will be let on the understanding that no decoration is undertaken by the Tenant and no fixings are to be put on any of the walls. The property is let in a newly decorated condition with all new floor coverings throughout and the property must be returned in the same condition and standard as it is let out subject to normal wear and tear. The attention of prospective Tenants is drawn to the particularly high standard internally of the property.

AGENT'S FEES

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180.00**.

BOND

The Tenant will be required to pay a Bond of **£600.00**. 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.

"Insert Map"

"Insert Map"

"Insert Map"

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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