

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY
**KILLERBY HOME FARM,
NR CATTERICK VILLAGE, RICHMOND DL10 7PY**



**A SUPERBLY POSITIONED 5 BEDROOMED FARMHOUSE IN A SUPERB RURAL
LOCATION WITHIN EASY REACH OF LEEDS, SCOTCH CORNER, A1 AND
CATTERICK**

- Well Laid Out and Spacious Accommodation
- Attractive Gardens to Front, Side and Rear
- Internally Appointed To a Good Standard
- Superb Location - Private Parking
- Oil Fired Central Heating
- UPVC Sealed Unit Double Glazing

RENT: £1000 per four weeks (including water)

KILLERBY HOME FARM, NR CATTERICK VILLAGE, RICHMOND

SITUATION

| | | | |
|------------|----------|---------------|----------|
| Catterick | 1 mile | Northallerton | 14 miles |
| Teesside | 30 miles | Richmond | 7 miles |
| Darlington | 15 miles | Leeds | 40 miles |

(All distances are approximate)

The property is nicely situated in an attractive rural position overlooking open countryside. It stands well back from the A.1 trunk road approximately 300 metres set back from the southbound carriageway (see location plan). It is therefore well placed in relation to routes north and south and makes the property suitable for commuting to Teesside, Tyneside, Leeds and West Yorkshire.

There are East Coast main line train stations at Northallerton and Darlington linking London and Edinburgh and providing a travelling time to London of 2 ½ hours. Additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (20 minutes), Newcastle and Leeds/Bradford.

AMENITIES

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

Racing – Sedgefield, Thirsk, Redcar, Catterick and Ripon.

Golf - Catterick, Northallerton, Darlington and Yarm

Leisure Centres - There are leisure centres at Northallerton, Darlington and Richmond providing a full and comprehensive range of leisure activities. Additionally Northallerton and Richmond have the benefit of football and rugby clubs.

DESCRIPTION

The property comprises a substantial double fronted 5-bedroomed period farmhouse with gardens to front and side and a good range of integral former outbuildings to the rear offering a high degree of storage.

The property represents a substantial country property and is brick built under a tile roof and is accessed via a private driveway off of the A.1 to the south of Catterick village in a private position overlooking open countryside.

The property comes with the benefit of central heating and is well appointed throughout with the addition of carpets and full decoration.

ACCOMMODATION

In through Porch to:

Entrance Vestibule

1.55m x 1.23m (5'10" x 4'3")

Quarry tiled floor. Coved corniced ceiling. Glazed lights to side through archway leading into:

Entrance Hall

7.63m x 2.16m (25'5" x 7'10" max)

With ornate coved cornice ceiling with central ceiling arch. Ceiling light point. Double radiator.

Drawing Room

5.48m x 3.99m (18' x 13'10" max)

Inset cast fire with brass hood over. Inset open grate. Tiled reliefs to side and hearth with additional carved hardwood surround and mantle shelf. Coved cornice ceiling. Picture rail. Large bay windows to front looking overlooking garden and surrounding countryside. Television point. Ceiling light point. Power points. Double radiator.

Sitting Room

5.48m x 3.99m (18' x 13'11")

Multin fuel stove. Attractive bay window to front. Large sash window to side. Coved cornice ceiling. Picture rail. Ceiling light point. TV point. Double radiator. Archway into Kitchen.

Study

3.38m x 3.06m (11'10" x 10'4")

Coved cornice ceiling. Ceiling light point. Telephone point. Window overlooking side garden.

Kitchen

4.58m x 4.27m (20'9" x 14')

Excellent range of and base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer coated sink unit. Hotpoint Ultima double oven topped with four ring electric halogen hob. Dishwasher. Space for fridges, freezers etc. Ceiling light point. Double radiator. TV point. Harlequin tiled splashbacks. Ceiling light point. Brick set floor. Door out into:

Inner Passage with

Walk in Shelved Pantry

3.38m x 1.56m (11'10" x 5'11")

Ceiling light point. Extensive Shelving. UPVC sealed unit double glazed windows.

Useful Understairs Storage Cupboard.

0.64m x 1.83m (2'11" x 6'1")

UPVC sealed unit double glazed rear door with upper etched glass light leading into:

Large Rear Entrance Room

6.65m x 3.45m (21'10" x 11'4")

With pedestal mounted Belfast sink having hot and cold running water. Concrete Floor. Ceiling light point. Vestibule area with a wood panelled ceiling and ceiling light point. Hardwood rear door with upper etched glass panels and etched glass lights to side.

Store Room / Cold Store / Utility

3.39m x 3.08m (11'11" x 10'11")

With plinth mounted stone shelving. Concrete floor. Ceiling light point. Space and plumbing for washer. Space for dryer. Built in base unit with single drainer, 1 ½ bowl stainless steel sink unit. Potterton Statesman Utility oil fired central heating boiler.

Large Store Room

6.13m x 3.66m (20'9" x 12'1")

Plinth mounted oil tank. Space for fridges, freezers, storage etc. together with power supply. Concrete floor. Two ceiling light points. Twin doors out.

Stairs to First Floor

Ornate painted balustrade and spindles staircase leading up to:

Half Landing

Which splits onto first and second landing.

Main Landing

Ceiling light point. Double radiator. Access to Bedrooms.

Bedroom No. 1

5.51m x 4.27m (18'1" x 14')

Light and airy with attractive bay window to front. Airing cupboard with lagged cylinder and immersion heater. Double radiator. Ceiling light point.

Bedroom No. 2

4.27m x 3.67m (14' x 12'6")

Double radiator. Bay window overlooking front offering superb views over the surrounding countryside.

Bedroom No. 3

4.27m x 3.67m (14' x 12'5")

Double windows. Ceiling light point. Double radiator.

Bedroom No. 4

3.37m x 2.43m (11'5" x 8')

Ceiling light point. Double radiator.

Bedroom No. 5

4.59m x 3.39m (15'7" x 11'11")

Built in cupboard. Ceiling light point. Double radiator. Two sash windows to side looking out over the very attractive surrounding countryside.

Stairs to Attic with painted balustrade and spindles leading up to:

Attic Landing

giving access to:

Two additional store rooms

4.23m x 3.30m (13'11" x 10'10")

With windows to eaves end. Ceiling light point. Ornamental cast fire surround with basket grate.

Room 2

3.60m x 3.57m (11'10" x 11'9")

Windows to the eaves end. Ceiling light point. Ornamental cast fire surround with basket grate.

This room can be used for storage or residential accommodation. There is light and power in both rooms.

Off 2nd Landing

2.38m x 2.38m (7'10" x 7'10")

With picture window looking out over open farmland.

Bath / Shower Room

3.20m x 3.10m (10'6" x 10'2")

With a fully tiled corner shower cubicle with Mira Sport electric shower with extractor and light. Matching pedestal wash basin with tiled splashback. Duo flush WC. Shaver light, socket and mirror over washbasin. Roll top bath on balled feet. Ceiling light point. Wall mounted full height heated towel rail / radiator.

Separate WC.

3.15m x 0.96m (10'4" x 3'2")

WC. Radiator. Ceiling light point.

Useful Storage Cupboard

0.91m x 1.85m (3' x 6'7")

Window. Ceiling light point.

GARDENS

Grounds and gardens laid to lawn extending around three sides with walled gardens with shrubs and seating area etc. To the rear of the property there is a good level of hardstanding for vehicles.

GENERAL REMARKS AND STIPULATIONS

RENT

£1000.00 every 4 weeks.

SERVICES

The Tenant will be responsible for paying the electricity and any other fuel consumed on the property. Water is included in the rent.

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

VIEWING

By appointment with the Agents – Northallerton Estate Agency tel. no. 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 F.

AGENT'S FEES

The Tenant will pay the Agent's Fees in preparing the Tenancy Agreement in the sum of **£200.00**.

REFERENCES

The Letting Agents require references. Seriously interested parties should contact the Letting Agents for a form (one form per person) which is to be completed and returned to them together with a cheque for **£40** per form.

BOND

The Tenant will be required to pay a Bond of **£1,500**. This 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 paid.

GARDENS

It will be a condition of the letting that the gardens are kept in a clean and tidy condition.

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.

INSURANCE

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



COMMITMENT

Northhallerton 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 importance 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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