

S.2779

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

ROSELYN, WEST HARLSEY, NORTHALLERTON DL6 2DR



A SUPERBLY POSITIONED ATTRACTIVE WELL LAID OUT AND SPACIOUS 3 BEDROOMED DETACHED UNFURNISHED COUNTRY COTTAGE IN SUPERB RURAL LOCATION

- Night Storage and Solid Fuel Heating
- Well Laid out, Spacious Accommodation
- Detached Garage
- Available Immediately
- Panoramic Views Over Countryside
- **Subject to an Agricultural Occupancy Condition**

RENT: £685 PER CALENDAR MONTH
Bond and References Required

Roselyn West Harlsey, Northallerton

SITUATION

Northallerton	5 miles	Yarm	12 miles
Thirsk	10 miles	A.19	2 miles
Bedale	12 miles	A.1	10 miles

The property is superbly situated in an attractive rural position with a panoramic outlook over open and attractive countryside. It stands in a quiet country location which is nevertheless ideally located for access to the A.1, A.19 plus local and national centres of commerce and via excellent travel networks in the area to all routes north and south and makes the property ideally located for commuting. There are East Coast main line train stations at nearby Northallerton and Darlington providing a journey time to London of some 2 ½ hours approximately.

Additionally via the Transpennine route which calls at these stations there is access to York, Leeds, Manchester, Liverpool, Newcastle, Middlesbrough and direct access to Manchester Airport. Other International Airports can be found at Teeside (25 minutes), Leeds/Bradford and Newcastle.

The nearby market towns of Yarm, Northallerton and Thirsk enjoy a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping.

AMENITIES

Hospitals – the Friarage Hospital is located at Northallerton approximately five miles from the property and is a renowned local hospital.

Schools – the area is well served by good state and independent schools. Primary Schools at Brompton, Northallerton and Yarm. Comprehensive Schools at Northallerton, Bedale, Yarm and Stokesley.

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, close to local rivers and ponds and within easy reach of the Coast.

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

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, Richmond and Darlington.

DESCRIPTION

The property comprises a 3-bedroomed cottage property of character and distinction situated in a superb rural location. Internally the accommodation is well laid out and spacious and enjoys the benefit of night storage and solid fuel heating. Outside of the property are large well laid out but easily maintained gardens and grounds laid predominantly to lawn with inset shrubberies etc. There is a detached concrete patio leading

into attractive chippings area with central heavily stocked shrubbery, rockery and rear grassed area. The gardens extend all around the property. There is a detached double garage which is approached over a concrete driveway with hardstanding for a number of vehicles.

ACCOMMODATION

In through hardwood front door with glazed top panels into:

Entrance Hall

3.33m x 1.77m (10'11" x 5'10")

With ceiling light point. Stairs to First Floor. Night storage heater. Door to Dining Room. Door to:

Farmhouse Kitchen

6.07m x 5.54m (19'11" x 18'2")

With good range of base cupboards. Work surfaces with inset double drainer single bowl stainless steel sink unit with mixer taps over. Space and plumbing for dishwasher. Space and point for electric cooker. Plinth with oil fired Aga, which also supplies hot water. 3 ceiling light points. Telephone point. Door to rear.

Rear Entrance Porch

1.75m x 1.22m (5'9" x 4')

With tiled floor. Ceiling light point. Door to:

Utility Room

2.15m x 2.67m (7'1" x 8'9")

With base unit having stainless steel single drainer sink unit over. Additional wall mounted work surfaces with space and plumbing beneath for dryers, washers etc. Full length corner cupboard. Space for fridge/ freezer etc. Wood panelled wall. Ceiling light point.

Separate WC - Housing WC with high level cistern.

Wall mounted electric heater. Ceiling light point.

Built in Understairs Storage Cupboard with adjacent built in pine storage cupboard having glass fronted shelved display unit above.

Door through into:

Dining Room

5.13m x 3.35m (16'10" x 11')

With feature stone built fireplace having laid stone hearth and hardwood mantle shelf. Inset open grate. Recessed display shelf. Ceiling light point. TV point. Views out onto front garden. Stripped pine internal doors to:

Sitting Room

4.74m x 4.67m (15'7" x 15'4")

With windows to two sides and french doors to third side leading out to patio. Feature brick surround fireplace with brick arch over. Laid stone hearth housing wood burning stove. TV point. Bay window to side with attractive views out over surrounding countryside and built in window seat. Ceiling light point. Two wall light points. Enjoying panoramic views over surrounding countryside.

Stairs to First Floor

With varnished and polished balustrade with painted spindles leading up to:

Landing

3.13m x 1.57m (10'3" x 5'2")

With attic access. Ceiling light point. Built in storage cupboard. Creda night storage heater. Double glazed window looking out onto gardens.

Bedroom No. 1

4.27m x 3.45m (14' x 11'4")

Ceiling light point. Double radiator. Windows to two sides. Built in wardrobe having cloaks hanging with shelved storage above. Telephone point.

Bedroom No. 2

3.66m x 3.20m (12' x 10'6")

Ceiling light point. Night storage heater. Windows to two sides. Built in airing cupboard having lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 3

3.15m x 2.62m (10'4" x 8'7")

Night storage heater. Ceiling light point. Door to under eaves storage.

Bathroom

3.07m x 1.60m (10'1" x 5'3")

With pine panelled bath. Pedestal wash basin. WC. Fully tiled around bath and splashbacks to washbasin and WC. Built in shelved storage cupboard. Ceiling light point. Wall mounted Dimplex electric heater. Windows to two sides.

Detached Garage

5.33m x 6.13m (17'6" x 20'1")

Brick built with matching pantile roof. Up and over door to front. Pedestrian door to side. Concrete floor. Light and power.

GARDENS & GROUNDS

The property enjoys well laid out gardens and grounds to all sides laid predominantly to lawn with inset shrubberies, rockeries, patios and chippings area.

GENERAL REMARKS AND STIPULATIONS

RENT £685.00 per calendar month

SERVICES

Mains Water, and Electricity. Septic Tank Drainage.

BOND

The Tenant will be required to pay a Bond of **£1,000.00**.

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 the normal wear and tear and subject to all rents being paid up to date.

AGENTS FEES

The Tenant will be required to pay Agents fees of **£200.00** in preparing the Tenancy Agreement and Counterpart.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is D. The tenants are responsible for paying the council tax.

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

INSURANCE

The Landlord will insure the structure of the property and his contents and the Tenant will be responsible for the insurance of his or her contents.

REFERENCES

The Letting Agents will 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 with a cheque for **£40.00** per form / person.

PETS

The property is let on the understanding that no pets will be kept on the property without the prior written consent of the Landlord.

DECORATION

The property is let on the understanding that no re-decoration will take place without the prior written consent of the Landlord

GARDENS

The Tenant will be responsible for maintaining the gardens in the same condition as on entry.

HEATING OIL

The Tenant will take over the Tenancy with the oil tank filled and on vacating the property will leave the oil tank filled and will not allow the level to fall below 200 litres.

CONDITIONS OF OCCUPANCY

The Property is to be used only as a residential home and no business use will be allowed. **This property is subject to an Agricultural Occupancy Condition.**

ALTERATIONS TO PROPERTY

No alterations to the buildings or gardens or the property inside or out will be allowed without the prior written consent of the Landlord and approval of any scheme.

VIEWING

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



Energy Performance Certificate

STP

Roofline Cottage
West Hartley
NORTHVALECTION,
DL5 2DR

Building type: Detached house
Date of assessment: 20 September 2011
Date of certificate: 20 September 2011
Reference number: 0604-0405-020-8126-8122
Type of assessment: RUSAP, existing dwelling
Total floor area: 134 sqm

This home's performance is rated in terms of its energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home.

	Current	Potential
Energy use	687 kWh/m ² per year	565 kWh/m ² per year
Carbon dioxide emissions	16 tonnes per year	14 tonnes per year
Lighting	£232 per year	£92 per year
Heating	£1,087 per year	£1,443 per year
Hot water	£232 per year	£128 per year

You could save up to £412 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating period, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions. In practice, the figures do not include the impact of the fuels used for cooking or heating appliances, such as TV, fridge etc., nor do they reflect the costs associated with services, maintenance or safety repairs. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust logo on the appliances you are buying. Energy saving products are a good way to reduce your energy bills and carbon footprint. The EPC and recommendations report may be good to be energy saving. It is to provide you with information that improves your energy saving performance.

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 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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