

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

**2 APPLGARTH COTTAGES
NORTHALLERTON DL7 8LZ**



**AN IMMACULATELY PRESENTED, NEWLY REFURBISHED ONE BEDROOMED MID
TERRACED COTTAGE IN VERY CONVENIENT RESIDENTIAL AREA**

- Sealed Unit Double-Glazing
- Night Store Heating
- No Pets, No DSS and No Smokers

RENT: £410 Per Calendar Month

2 APPLGARTH COTTAGES, NORTHALLERTON

SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

Applegarth Cottages are situated in a quiet and conveniently situated location, just to the rear of the Applegarth and are accessed by a private access. They are within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all-local amenities and attractive countryside.

The Town centre enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town, which boasts an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

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

Northallerton lies in an area of particularly attractive countryside and is situated within an hours travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar.

AMENITIES

Shooting & Fishing – the property is attractively placed 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 – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

2 Applegarth Cottages comprises a recently completely refurbished one bedroom mid terraced cottage which has sealed unit double glazed windows, night storage electric heating, fitted kitchen and bathroom.

ACCOMMODATION:

ENTRANCE VESTIBULE 5' 4" x 4' 4" (1.62m x 1.32m)

With ceiling light point, stairs to First Floor.
Door through to:

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m)

With beamed ceiling, feature former fireplace with brick surround and hardwood mantle shelf. Ceiling light point. Night storage heater. Telephone point. Door to:

EN SUITE SHOWER ROOM 12' 6" x 4' 5" (3.81m x 1.35m)

With fully tiled shower cubicle having Galaxy Aqua 3000 power shower. Matching pedestal wash basin and WC. Wall mounted Ventax extractor fan, wall mounted shaver light and socket. Inset ceiling light spots. Wall mounted heated towel rail.

Good sized under stairs boiler cupboard with pressurised double coil cylinder and storage area.

Stairs to First Floor have stained and polished balustrade leading up to:

LIVING KITCHEN 15' 8" x 16' 0" (4.77m x 4.88m)

With attractive range of fitted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Brushed steel 4-ring hob with Newhouse fan assisted oven. Brushed steel extractor hood over with inset extractor and light. Built in fridge. Plumbing for auto wash. Built in fridge with unit matched front.

The Living Area has a night storage heater, television point, and telephone point. Inset ceiling light spots, attic access.

GENERAL REMARKS AND STIPULATIONS

RENT

£410 per calendar month

BOND

The Tenant will be required to pay a Bond of **£470.00**. 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.

SERVICES

Mains water, electricity, drainage. The Tenant will be responsible for paying all mains services.

COUNCIL TAX

The Tenant will be responsible for paying the Council Tax on the property to Hambleton District Council.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is A.

PERIOD OF LETTING

6/12 months 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 single person) which is to be completed and returned to them.

PETS

The property is let on the understanding that no pets will be kept on the property.

DECORATION

The property is let on the understanding that no redecoration will take place without the prior consent of the Landlord.

VIEWING

By appointment through the Agents, Northallerton Estate Agency – tel. no. 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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