

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

2 HALL COTTAGES

AINDERBY STEEPLE, NORTHALLERTON DL7 9QJ



**A TRADITIONAL 2 BEDROOMED COTTAGE SITUATED IN THE VILLAGE OF
AINDERBY STEEPLE**

- Gas Fired Central Heating
- Designated Parking Space
- Village Location
- Completely Refurbished
- No DSS, No Pets and No Smokers
- Available End of January 2016

RENT: £525 Per Calendar Month

2 HALL COTTAGES, AINDERBY STEEPLE

SITUATION

Northallerton	1 mile	A1	5 1/2 miles
Darlington	18 miles	Teesside	24 miles
Bedale	6 1/2 miles	A19	11 miles

2 Hall Cottages is situated within Ainderby Hall in the village of Ainderby Steeple. The property offers the benefit of a village location which, is nevertheless close to the busy and thriving market town of Northallerton with an excellent range of services and amenities, primary and secondary schools, hospital and shopping.

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 A1 and A19 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 Airport via the Transpennine line which also calls at Northallerton and Darlington Stations.

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

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 Yorkshire Dales National Park and close to local rivers and ponds.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington. Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

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

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

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

DESCRIPTION

The property comprises a 2 bedroomed brick built traditional cottage with pantile roof traditional which has been completely re-furnished by the present owners. It enjoys the benefit of shrub garden to front and enclosed rear garden.

ACCOMMODATION

In through hardwood front door with glazed lights into:

ENTRANCE VESTIBULE

3'9 x 3'6 (1.13m x 1.06m)

With wall light point. Stairs to first floor.

Internal half glazed panel door leads into:

Kitchen/Diner

Dining area

15' x 12'5 (4.57m x 3.79m)

Having a panel wood ceiling, ceiling light point double radiator TV point and Ornamental fireplace with cut pine surround and mantle shelf.

Archway from dining area leads into:

Kitchen

6'8 x 9'6 (2.03m x 2.89m)

Newly fitted kitchen comprising attractive range of light oak fronted base and wall cupboards work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap over. Inset brushed steel oven topped with 4 ring brushed steel hob with extractor hood over with inset extractor and light. Tiled splashed backs space and plumbing for auto wash space for slim line dishwasher. Wall mounted 'Remeha Avanta' Plus Gas Fired Combination Boiler. Door leads to rear garden.

Door to:

Bathroom

5'2 x 6'5 (1.57m x 1.96m)

With suite comprising cast bath with shower over pedestal wash basin and duo flushed WC. Ceiling light point and radiator.

Door to:

Sitting Room

13'5 x 13'1 (4.09m x 3.99m)

With exposed beamed ceiling double radiator wall light point, TV point Telephone point. Ornamental fireplace with cut pine surround and mantle shelf. French doors out to patio and rear garden.

Stairs to first floor:

Painted spindles leading up to first floor landing with radiator.

Bedroom 1 15'10 x 12'5 (4.82m x 3.79m)

With 2 x built in louvre door fronted double wardrobes together with over bed store cupboards and rear bed storage shelf with power points on. Ceiling light point and radiator. Great views out and the addition built in original wardrobe and storage cupboard.

Bedroom 2 12'9 x 11'11 (3.89m x 3.63m)

Radiator and Ceiling Light point. Original built in wardrobe with cloaks hanging rail and shelf storage above. Attic access door giving access to under eaves good sized storage area 6'10 x 9'8. (2.08m x 2.94m) with light and power.

OUTSIDE

The property has the benefit of a court yard which has a nice laid to Yorkshire stone, also has outside shed. There is a useful side access to the rear of the property.

There is also a designated parking space for property.

GENERAL REMARKS AND STIPULATIONS

RENT:
£525.00 per calendar month

VIEWING:
Through 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 C.

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

DECORATION:
The property will be let on the understanding that no decoration is undertaken by the Tenant and the property is returned in the same decorative order as it is let out.

AGENT'S FEES:
The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£200.00**

BOND:
The Tenant will be required to pay a Bond of **£700.00** 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.

PERIOD OF LETTING:
6/12 months initially on an Assured Shorthold Tenancy.

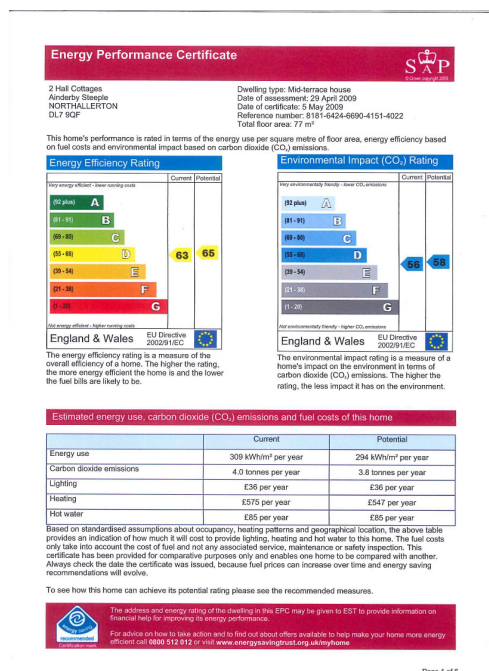
INSURANCE:
The Landlord will insure the structure and his contents and the Tenant will insure his/her contents.

PETS:
The property is let on the condition that no animals or pets are kept on the property.

SMOKING:
A no smoking policy should be observed inside the house.

GARDENS:
The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.

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 **£40.00** per person.



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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 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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