

S.3742

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

**12 WEAVERS GREEN
NORTHALLERTON DL7 8FJ**



**AN IMMACULATELY PRESENTED 2-BEDROOMED SUPERIOR SECOND FLOOR
APARTMENT ON RECENTLY CONSTRUCTED QUALITY DEVELOPMENT**

- Immaculately Presented Internally
- Well Laid Out & Spacious Accommodation
- Attractively Fitted Kitchen & Bathroom
- Designated Private Off-Road Parking
- Convenient Access to Town Centre
- Strictly No DSS, No Smokers, No Pets

RENT: £600.00 Per Calendar Month

12 WEAVERS GREEN, ROMANBY DL7 8FJ

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A19	6 miles	Teesside	16 miles

Weavers Green is a quiet and conveniently situated much sought after and highly desirable, recently constructed residential development situated off Romanby Road and comprises an attractive range of apartments and modern 2, 3 & 4 bedroomed properties. The property is within very convenient walking distance of Northallerton Town Centre, Railway Station, County Hall and all local amenities. The property is close to attractive countryside and within the catchment area of a number of renowned schools within the town which boast an enviable reputation.

Additional market town shopping is 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 and are located within 8 miles travelling distance of the property, offering access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

An East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time further complements the town of Northallerton. Additionally the Transpennine line which calls at Northallerton and Darlington Stations provides access to Newcastle, Middlesbrough, York, Leeds, Manchester, and Liverpool and Manchester Airports. International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated with an hour's travelling distance of the Yorkshire Dales and North York Moors National Park where renowned walking, riding and leisure activities can be found. The property is within an hour of the coast at Whitby, Scarborough and Redcar.

AMENITIES

Shooting and 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.

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

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area.

Walking and 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 Thirsk.

DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious 2-bedroomed superior 2nd floor apartment within this attractive recently constructed development.

The property has benefited from being extremely well maintained and is offered in near show room condition. It enjoys the benefit of well laid out and spacious accommodation with a particular feature being the attractive fitted kitchen and bathroom.

The property enjoys the benefit of UPVC sealed unit double glazing, energy efficient gas central heating and externally designated private parking. The property also has the benefit of an independent security alarm.

ACCOMMODATION

In through hardwood sealed unit door into:

Entrance Hall

2.38m x 3.05m (7'10" x 10' max)

With attic access. Ceiling light point. Radiator. Cloaks hanging with shelved storage above.

Living Room

3.76m x 5.43m (12'4" x 17'10")

Nicely divided up into Sitting Area and Dining Area.

Sitting Area

Ceiling light point. Radiator. Television point. Telephone point.

Dining Area

Ceiling light point. Radiator. Useful built in cupboard with shelved storage over. Leading through archway to:

Kitchen

2.28m x 2.82m (7'6" x 9'3")

With attractive range of light base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Built in NEFF oven topped with four ring NEFF gas hob. Space and plumbing for auto wash. Built in NEFF washer dryer with unit matched door to front. Space and point for fridge and freezer. Fully tiled splashbacks. Wall mounted double radiator. NEFF extractor over hob with inset extractor and light in unit matched hood. Ceiling light point. Window to two sides providing a high degree of natural light. New boiler installed.

Bedroom No. 1

3.02m x 3.74m (9'11" x 12'3") max

Ceiling light point. Radiator. Wall length built in wardrobes comprising 2 x double wardrobes with cloaks hanging rail,

shelved storage over. Useful recessed alcove storage. TV point and telephone point.

Bedroom No. 2

2.59m x 2.64m (8'6" x 8'8")

Ceiling light point. Radiator.

Bathroom

2.23m x 1.83m (7'4" x 6') max

With attractive suite comprising panelled bath, fully tiled around with XIARUS 1600 mains shower over. Pedestal wash basin and matching WC. Half tiled walls to remainder of the bathroom with full dado rail. Radiator. Extractor fan. Light point. Wall mounted shaver mirror.

OUTSIDE

Designated parking space.

GENERAL REMARKS & STIPULATIONS

RENT

£600.00 per calendar month.

BOND

The Tenant will be required to pay a Bond of **£690.00**. 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.

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Leasehold with a 999 year lease.

SERVICES

Mains Water, Gas, Electricity and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire. Tel: (01609) 779977.

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 B.

NON SMOKERS

The property will only be let to Non Smokers.

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

INSURANCE

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

PETS

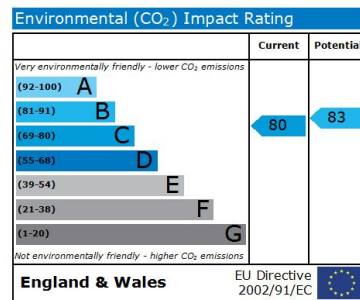
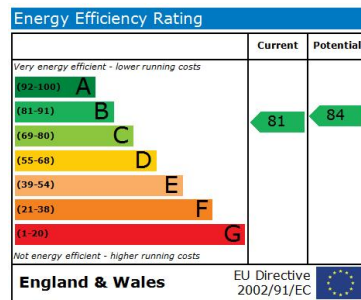
The property is let on the condition that no animals or pets are kept on the property

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.

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.



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.