

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY
2 HOLME FARM COTTAGES
KIRKBY FLEETHAM, NORTHALLERTON DL7 0SU



**AN ATTRACTIVE 3-BEDROOMED SEMI-DETACHED COTTAGE IN A
CONVENIENT RURAL LOCATION CLOSE TO A MUCH SOUGHT AFTER AND
HIGHLY DESIRABLE NORTH YORKSHIRE VILLAGE**

- 3 Bedroomed Semi Detached Cottage
- Rural Surroundings
- Easy Reach of A1.
- Night Storage Heating
- Garage and large driveway
- Peaceful location

RENT: £595 Per Calendar Month

2 Holme Farm Cottage, Kirkby Fleetham, Northallerton

SITUATION

Northallerton 8 ½ miles Bedale 7 ½ miles
Richmond 7 ½ miles A.1 2 miles

(All distances are approximate)

The property is pleasantly situated approximately ½ mile from the centre of the much sought after and highly desirable residential village of Kirkby Fleetham, which has the benefit of a renowned primary school, good public house and village shop / post office.

For a more comprehensive range of educational, medical and recreational facilities, the local market towns of Bedale, Northallerton and Richmond are all within convenient commuting distance and offer good centres for shopping.

The village is ideally placed for commuting with an East Coast Mainline Train Station at Northallerton linking London to Edinburgh, and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 Trunk Roads are both within convenient commuting distance and offer access North and South to the main arterial roadways of the UK, bringing local, national and international centres of commerce with commuting distance.

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

The area lies between the North Yorkshire Dales and the North Yorkshire National Parks where much renowned walking, riding and leisure activities can be found.

In and around the village of Kirkby Fleetham there is additional good walking, fishing, shooting and golf to be enjoyed.

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.

Racing - Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

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

Schools – the area is well served by good state and independent schools. The renowned local Primary School at Morton on Swale together with further Schools in Bedale and Northallerton. Local comprehensive schools are to be found at Northallerton and Thirsk whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery between Northallerton and Bedale and around the village of Morton on Swale.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local football and Rugby Clubs and a number of gyms at Northallerton and Bedale.

The property is within an hour of the North Yorkshire Moors and North Yorkshire Dales and within an hour of the Coast.

DESCRIPTION

The property comprises a traditionally constructed brick built with pantile roof 3-Bedroomed Semi-Detached Cottage property. It enjoys the benefit of being close to one of the most sought after and highly desirable North Yorkshire Villages which is convenient for all the local and national centres of commerce and has direct access to the A.1 and A.19 Trunk Roads.

The property has the benefit of well laid out and spacious 3 Bedroomed accommodation and comes with Night Storage Central Heating, hard-standing, gardens to the front and useful attached garage.

ACCOMMODATION

In through Double Glazed Front Door into:-

Entrance Hall
2.14m x 1.23m (7'03" x 4'05").

Built in Cloaks Cupboard with Shelved Storage Over.

Living Room
5.19m x 3.35m (17'05" x 11'01").

Feature Tiled Fireplace, Mantle Shelf and Hearth. Wall mounted night storage heater. TV Point. Ceiling Light Point. Sky point.

Dining Room
3.96m x 3.37m (13'01" x 11'08").

Feature tiled fireplace, mantle shelf and hearth (back boiler for hot water). Wall mounted night storage heater. Built in glazed fronted storage cupboard. Understairs storage cupboard. Newly decorated and carpeted. Through sliding doors and down step into:-

Kitchen
1.55m x 2.74m (5'11" x 9'02").

Fitted with a nice range of light oak fronted base and wall cupboards. Granite effect work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap over. Space and Plumbing for Auto Wash. Newly installed Lamona brushed

steel oven topped with four ring Lamona electric hob with extractor over. Tiled splashback to work surface. Space and plumbing for washing machine. Ceiling light point. Pedestrian Door to outside.

FIRST FLOOR

Landing

Attic Access. Ceiling Light Point.

Bedroom 1

3.98m x 2.75m (13'06" x 9'03").

Ceiling light point. Night storage heater. Built in wardrobe With shelved storage over.

Bedroom 2

3.07m x 2.44m (10'08" x 8'10").

Ceiling light point. Night storage heater.

Bedroom 3

2.16m x 3.02m (7'09" x 9'9").

Ceiling light point. Night storage heater.

Bathroom

Fitted white suite, panelled around the bath, fitted shower rail. Wall mounted Bristan electric shower. Pedestal wash basin, duoflush WC. Flush mounted ceiling light point. Wall mounted shaver light and Socket. Built in airing cupboard with lagged cylinder and immersion heater.

Garage

3.68m x 3.68m (12'10" x 12'10")

Brick built with corrugated roof. Up and over door to the front. Light and Power.

OUTSIDE

Gardens and Garage

GENERAL REMARKS AND STIPULATIONS

RENT

£595.00 per calendar month.

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

SERVICES

The Tenant will be responsible for paying the Electricity and Telephone, and any other fuel consumed on the property. Water and sewage rates are included in the sale.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is A. The Tenant is responsible for paying the Council Tax.

REFERENCES

The Letting Agents require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person/married couple), which is to be completed and returned to them.

BOND

The Tenant will be required to pay a Bond of **£680.00**. 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.

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.

DECORATION

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



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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