

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

16 IVY COTTAGES
NORTHALLERTON, DL7 8TN



**A WELL LAID OUT AND SPACIOUS 2 DOUBLE BEDROOMED
TRADITIONAL TOWN HOUSE SITUATED IN A PARTICULARLY
CONVENIENT LOCATION**

- UPVC Sealed Unit Double-Glazing
- Gas Fired Central Heating
- Newly Fitted Kitchen
- Gardens & Parking Space for Vehicle
- Within Walking Distance of the Town
- No Smokers, No Dogs and NO DSS

RENT: £525 Per Calendar Month

16 IVY COTTAGES, NORTHALLERTON

SITUATION

| | | |
|------------|------------------|-----------|
| Darlington | 16 miles Bedale | 9 miles |
| A.1 | 8 miles Thirsk | 7 ½ miles |
| A.19 | 7 miles Teesside | 16 miles |
| York | 30 miles | |

(All distances are approximate)

Ivy Cottages are pleasantly situated in the centre of this popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property is within easy walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities and close to attractive countryside. The property enjoys a pleasant position on a minor road to the rear of the Town Centre.

The property lies within convenient and easy commuting distance of Bedale, the A.1 and A.19 trunk roads, Teesside, York, Darlington, Thirsk and surrounding towns and villages.

AMENITIES

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

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located nearby and is a renowned Hospital.

Bus Service – there is a regular bus service to Darlington calling at the villages.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Racing – Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

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

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, Bedale, Richmond and Darlington.

Northallerton also enjoys the benefit of a Cricket Club, Football and Rugby Clubs together with a host of leisure amenities in and around the Town and surrounding areas.

DESCRIPTION

The property comprises a traditional brick built with slate roof 2 bedroomed mid-terraced property which has under the present ownership, enjoyed the benefit of UPVC sealed unit double-glazing and gas fired central heating.

Externally the property is accessed from the front from pavement whilst to the rear it enjoys the benefit of an enclosed rear yard, vehicular access to the rear and a detached garden presently given over to concrete hardstanding area with shrubbed borders.

Internally the property is nicely laid out and spacious. It is attractively presented and enjoys the benefit of UPVC sealed unit double glazing, two good sized reception rooms, a separate utility room and fully fitted downstairs bathroom. On the first floor there are two double bedrooms. The property has gas fired central heating.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Sitting Room 12' 8" x 12' 0" (3.86m x 3.66m)

Feature tiled fireplace, mantle shelf and hearth with inset open grate. Double radiator. Ceiling light point. TV point. Satellite point. Door through to:

Hallway

Stairs to First Floor. Door to

Rear Kitchen/Diner 8' 8" x 12' 5" (2.64m x 3.79m)

With range of oak fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash. Space and plumbing for gas and/or electric cooker. Wall mounted Generation 2000 extractor and light. Double radiator. TV point. Satellite point. Telephone point. Ceiling light point. Door to good sized understairs cloaks store. Door to rear leading to:

Utility Room 6' 8" x 5' 6" (2.03m x 1.67m)

With fitted work surface with space and plumbing beneath for auto wash and space for additional appliance. Work surfaces have tiled splash backs. Ceiling light point. Radiator. Built in shelved store cupboard with cupboard storage over. Internal door leads to:

Rear Hallway 2' 9" x 6' 0" (0.83m x 1.83m)

Single glazed door to outside. Attic access. Ceiling light point. Door to:

Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)

Two tiled walls and suite comprising panelled bath with Neptune Exotic 9.5 k/w electric shower over bath. Matching pedestal wash basin and WC shell edged. Ceiling light point. Ceiling mounted extractor fan. Radiator.

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

LANDING

Bedroom 1

12' 7" x 12' 1" (3.84m x 3.69m)

Double radiator. Ceiling light point. Television point. Built in shelved alcove. Double glazed window to front.

Bedroom 2

12' 6" x 8' 8" (3.81m x 2.64m) plus deep overstairs recess with fitted shelves.

Ceiling light point. Built in boiler cupboard housing Halstead combination gas fired central heating boiler with useful wardrobe having cloaks hanging and shelved storage over. Radiator.

OUTSIDE

Rear enclosed yard and gated access to rear where there is a right of way over for vehicular and pedestrian access. Rear concreted garden area with shrub borders suitable for the parking of a vehicle.

GENERAL REMARKS & STIPULATIONS

RENT:

£525 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 A.

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 without the prior consent of the Landlord.

AGENT'S FEES:

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£176.25**.

BOND:

The Tenant will be required to pay a Bond of **£600.00**. 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.

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 **£30** per person.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 63 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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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