

S.3891

Northallerton
Estate
Agency 

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

4 NEW ROW, YAFFORTH
NORTHALLERTON, DL7 0LP



**A CONVENIENTLY POSITIONED 2 BEDROOMED MID-TERRACED
COTTAGE SITUATED IN THE SMALL HAMLET OF YAFFORTH**

- UPVC sealed unit double glazing
- Night storage central heating
- Low maintenance, easy care property
- Well laid out and spacious internally
- Designated off road parking
- No Pets, No DSS and No Smoking

RENT: £475 PER CALENDAR MONTH

4 NEW ROW, YAFFORTH, NORTHALLERTON

SITUATION

Northallerton	1 mile	Teesside	22 miles
Bedale	7 miles	A19	8 miles
A1	7 miles	Thirsk	9 miles
Darlington	16 miles		

(All distances are approximate)

4 New Row, Yafforth is situated in the centre of the very popular much sought after rural village of Yafforth which is within 2 miles of the popular market town of Northallerton, the County Town of North Yorkshire.

The area enjoys excellent commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine train that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

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 National Park and close to local rivers and ponds.

Additionally the property is within an hours' 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, Sedgfield, Beverley and Doncaster.

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

Communications – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Teesside (25mins), Newcastle, Leeds/Bradford and Manchester.

Schools – The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

SHOPPING – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all very

accessible.

LEISURE CENTRES – Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offer further opportunities of varied and interesting leisure activities.

DESCRIPTION

4 New Row, Yafforth comprises a well positioned and cosy 2 bedroomed traditional cottage property.

The property is well laid out and spacious and enjoys the benefit of off street car parking to the rear.

The property is south facing with sealed unit double glazing and electric night storage heating, and is available for early occupation. The property enjoys a private patio area to the rear. Early inspection is recommended to fully appreciate the property's position, and it is available for early occupation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched top panel into:

LIVING ROOM

11' 11" x 12' 0" (3.63m x 3.66m) with feature tiled fireplace, mantle shelf and hearth with an inset open grate. The room has a night store heater, television point, telephone point, ceiling light point.

Inner Hallway goes past the stairs to the First Floor.

DINING KITCHEN

18' 1" x 11' 10" (5.52m x 3.60m) max enjoying a range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Tiled splashbacks. Space and plumbing for auto wash, space for electric appliances. Electric cooker provided by the Landlord. Hygena extractor fan with light over. Two ceiling light points. Wall mounted night store heater. Door to rear. Internal door gives access to the understairs store cupboard.

STAIRS TO FIRST FLOOR

Wall mounted balustrade leading up to a half landing which splits left and right. To the left is:

FRONT BEDROOM

11' 10" x 12' 1" (3.60m x 3.69m) with exposed wood floor, ceiling light point, night storage heater, built in airing cupboard housing lagged cylinder with immersion heater with shelved storage around and over.

To the rear is:

SECOND BEDROOM

6' 9" x 11' 0" (2.05m x 3.35m) with ceiling light point, wall mounted night storage heater, telephone point.

BATHROOM

Accessed through a sliding door.

4' 9" x 7' 5" (1.44m x 2.26m) with painted panel bath with Triton Caselona II electric shower over. Matching pedestal wash basin and WC. Tiled around the walls to rear of bath, wash basin and WC. Fitted shower rail and ceiling light point.

OUTSIDE

REAR YARD

Flagged yard with drying whirlygig.

GENERAL REMARKS AND STIPULATIONS

VIEWING:

Strictly by appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

RENT:

£475.00 per calendar month.

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.

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** per person.

AGENT'S FEES:

The Tenant will pay the Agent's fees in preparing the Agreement in the sum of **£200.00**.

GARDENS:

The gardens and grounds are to be kept in a tidy condition at all times.

SERVICES:

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND:

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band is Band B.



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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