

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

**4 APLEGARTH COTTAGES**  
**NORTHALLERTON DL7 8LZ**



**AN IMMACULATELY PRESENTED, NEWLY REFURBISHED ONE  
BEDROOMED FIRST FLOOR COTTAGE IN A VERY CONVENIENT  
RESIDENTIAL AREA**

- Sealed Unit Double-Glazing
- Night Store Heating
- Quality Fitted Kitchen and Bathroom
- Within Walking Distance of the Town Centre
- Available Immediately

**RENT: £420 Per Calendar Month**

# 4 APPLGARTH COTTAGES, NORTHALLERTON

## SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

(All distances are approximate)

**Applegarth Cottages** are situated in a quiet and conveniently situated location, just to the rear of the Applegarth and are accessed by a private access. They are within walking distance of Northallerton Town Centre, the Railway Station, County Hall, all local amenities and attractive countryside.

The Town centre enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town, which boasts an enviable reputation. 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 A.1 and A.19 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 Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

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

Northallerton lies in an area of particularly attractive countryside and is situated within an hours' travelling distance of the Yorkshire Dales and 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 Whitby, Scarborough and Redcar.

## DESCRIPTION

**4 Applegarth Cottages** comprises a recently completely refurbished one bedroomed first floor flat which has sealed unit double glazed windows, night storage electric heating, newly fitted kitchen and bathroom, new floor coverings throughout and is immaculately appointed. To the front it has a stone flagged seating area.

## FIRST FLOOR FLAT

### ACCOMMODATION

Upstairs with stained and polished balustrade leading to half landing with ceiling light point. Door into:

### LIVING AREA:

**16' 1" x 14' 0" (4.91m x 4.26m) max**

With kitchen area having attractive range of beech coloured base and wall cupboards, work surfaces with inset 4 ring electric hob with fan assisted oven beneath, extractor hood over, tiled splash backs, inset single bowl, stainless steel sink unit. Built in fridge with unit matched front, plumbing for auto wash. Inset ceiling light spots, wall mounted night storage heater. Telephone and Television point.

Door through into:

### BEDROOM:

**15' 9" x 15' 4" (4.80m x 4.67m)**

With 2 ceiling light points, wall mounted night storage heater, telephone point. Built in cylinder cupboard housing cylinder with immersion heater. Attic access. Door through to:

### EN SUITE BATHROOM:

**7' 4" x 5' 9" (2.23m x 1.74m)**

With suite comprising panelled bath, fully tiled around, Galaxy Aqua 3000 electric power shower over. Matching pedestal wash basin with tiled splash back and duo flush WC. Wall mounted heated towel rail. Inset ceiling light spots and extractor fan.

## GENERAL REMARKS AND STIPULATIONS

### RENT

**£420.00** per calendar month

### BOND

The Tenant will be required to pay a Bond of **£480.00**. 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 the normal wear and tear and subject to all rents being paid up to date.

### SERVICES

Mains water, electricity, drainage. The Tenant will be responsible for paying all mains services.

### COUNCIL TAX

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

**PERIOD OF LETTING**

6/12 months on an Assured Shorthold Tenancy.

**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.

**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.

**PETS**

The property is let on the understanding that no pets will be kept on the property.

**DECORATION**

The property is let on the understanding that no redecoration will take place without the prior written consent of the Landlord.

**VIEWING**

By appointment through the Agents, Northallerton Estate Agency – tel. no. 01609 – 771959.



#### 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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