

**21 SPRINGWELL LANE
NORTHALLERTON DL7 8QE**



**A NEWLY CONSTRUCTED 3 BEDROOMED, 2 STOREY TOWN HOUSE
WITHIN EASY WALKING DISTANCE OF TOWN CENTRE
AND LOCAL AMENITIES**

- Recently Constructed Town House
- Immaculately Presented
- Gas Central Heating & UPVC Double Glazing
- Available Mid September 2013
- Hard standing to Front for 2 Vehicles
- No Pets, No Smoking and No DSS

RENT: £635.00 Per Calendar Month

21 Springwell Lane

SITUATION

A1	7 miles	York	30 miles
Darlington	15 miles	A19	6 miles
Thirsk	7 miles	Teesside	16 miles

(All distances are approximate)

A newly constructed residential area. The property is within convenient walking distance of Northallerton town centre, the railway station, County Hall and all local amenities. The property is close to attractive countryside and within the catchment area for a number of renowned schools within the town which boast 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 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 Teesside (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.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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 Darlington. Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

This property comprises an immaculately presented 3-bedroomed, 2 storey modern town house with gas central heating and full double glazing.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass panels into:

Entrance Hall

16'8 x 6'6 (5.08m x 1.98m) max

Including stairs to first floor. Built in cloaks cupboard with shelved storage over. Well carpeted entrance mat. Tiled flooring. Ceiling light point and radiator.

Kitchen / Diner

16'0" x 8'3" (4.88m x 2.52m)

Fitted wooden unit. AEG Electrolux oven and gas burner stove with extractor fan above. Stainless steel 1 ½ bowl sink with mixer tap. Space and plumbing for dishwasher and Auto wash. Telephone point. TV point. Single radiator. Two Ceiling light points with light fittings. Space for fridge freezer. Tiled floor. Double radiator. Brushed steel extractor fan over hob with inset extractor and light. Tiled splashbacks. Corner boiler cupboard housing Ideal combination gas fired central heating boiler with unit matched door to front.

Downstairs WC

5'1 x 3'1 (1.55m x 0.94m)

Single radiator. Dual flush WC. Corner pedestal Wash Basin with tiled splash-backs. Ceiling light point. Tiled floor.

Lounge

11'5 x 15'2 (3.48m x 4.62m)

Ceiling light point. Double radiator. TV point. Patio doors leading out to rear garden. UPVC sealed unit double glazed French doors out to rear garden.

Stairs to First Floor have painted balustrade and spindle leading up to:

Landing

Double radiator. Ceiling light point. Linen cupboard with cloaks storage.

Bedroom 1
10'7 x 7'0 (3.23m x 2.13m)

Single radiator. Ceiling light point. Views onto rear garden.

Bedroom 2
8'7 x 7'10 (2.62m x 2.38m)

Single radiator. Ceiling light point.

Bathroom
5'0 x 7'0 (1.52m x 2.13m)

Single radiator. White suite comprising panelled bath with half tiled wall behind it extending to half tiles into the rest of the bathroom. White pedestal wash basin and matching dual flush WC. Ceiling light point and ceiling mounted extractor fan.

Master Bedroom
13' 9" x 11' 9" (4.19m x 3.58m) max.

Telephone point. Ceiling light point with leaf shade. TV point. Single radiator. Door to en suite shower room.

En Suite
5'0 x 5'0 (1.52m x 1.52m)

Shower cubicle with Dimplex AX shower. Dual flush WC. Single radiator. Pedestal Wash Basin. Blind to window. Ceiling light point. Extractor fan.

OUTSIDE

The rear garden has a flagged walkway opening out onto good sized rear lawned area which has a large degree of privacy with being a corner plot. Garden shed.

GENERAL REMARKS & STIPULATIONS

RENT
£635 per calendar month.

VIEWING
By appointment with Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES
Gas fired central heating, electricity and mains drainage.

PETS
The property is let on the condition that no animals or pets are to be kept on the property without the prior consent of the Landlord.

LOCAL DISTRICT COUNCIL
Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 – 779977.

COUNCIL TAX BAND
We are verbally informed by Hambleton District Council that the Council Tax is Band **B**.

PERIOD OF LETTING
6/12 months initially on an Assured Shorthold Tenancy.

AGENTS FEES
The Tenant will pay the agents fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180**.

SERVICES
The tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, gas, water and telephone.

BOND
The tenant will be required to pay a bond of **£700**. 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.

GARDENS
The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.

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 **£30.00** per person.



SAP
Energy Performance Certificate

21 Springwell Lane,
NORTHALLERTON, DL7 8QE

Dwelling type: End-terrace house
Date of assessment: 15 July 2008
Date of certificate: 15 July 2008
Reference number: 8008-8223-4620-5955-2096
Total floor area: 80 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-plus) A			(92-plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	130 kWh/m ² per year	123 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.6 tonnes per year
Lighting	£61 per year	£36 per year
Heating	£207 per year	£210 per year
Hot water	£77 per year	£77 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 612 012 or visit www.energysavingtrust.org.uk/myhome

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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.