

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

**5 MANOR HOUSE WALK
BURNESTON, BEDALE DL8 2GA**



**AN IMMACULATELY PRESENTED 3-BEDROOMED MODERN TERRACED
COTTAGE PROPERTY IN QUIET VILLAGE LOCATION**

- Double Glazed Sash Windows
- Gas Fired Central Heating
- Attractive Gardens & Patio to Rear
- Well Laid Out & Spacious Internally
- Quality Fitted Kitchen & Bathroom
- Available Beginning January 2014

RENT: £580 Per Calendar Month

NO PETS, NO SMOKERS

5 MANOR HOUSE WALK, BURNESTON

SITUATION

Bedale	3 ½ miles	Northallerton	11 miles
Ripon	9 miles	Thirsk	8 miles
A1	2 ½ miles		

(All distances are approximate)

The property is conveniently situated towards the centre of this popular and desirable North Yorkshire Village conveniently situated south of the thriving and popular market town of Bedale and within easy reach of Northallerton, Ripon, Thirsk and A1. The property is also within reasonable commuting distance of Teesside, York and Wetherby.

The A1 trunk road gives excellent access to routes north and south. The area is additionally well served for commuting with an East Coast Main Line Train Station at Northallerton and Thirsk providing a journey time to London of less than 2 ½ hours together with International Airports at Durham Tees Valley, Newcastle and Leeds/Bradford.

The local market towns of Northallerton and Bedale offer a full and comprehensive range of Educational, Recreational and Medical facilities together with good High Street Shopping and twice weekly markets.

For larger and more comprehensive ranges of shopping and amenities the major centres of York, Darlington, Middlesbrough and Teesside are all easily accessible.

AMENITIES

Shopping - Bedale, Northallerton and Thirsk providing good market town shopping, whilst the larger centres can be found at Teesside, York and Darlington.

Schools - There is a primary school at Burneston. Comprehensive schools can be found at Bedale, Richmond, Thirsk and Northallerton, while independent schools including Ampleforth, Polam Hall, Yarm, Teesside High, Ripon Grammar, Queen Mary's at Baldersby and Aysgarth School at Newton le Willows are all within convenient travelling distance.

Racing - Ripon, York, Catterick, Thirsk, Wetherby and additionally courses within convenient distance being Sedgfield, Redcar and Newcastle.

Golf - Bedale, Leyburn, Northallerton, Darlington, Romanby and Richmond.

Shooting & Fishing - The property lies within an area of renowned shoots and good fishing, both coarse and game with the River Swale within easy reach.

Leisure Centres - Bedale, Northallerton, Darlington and Richmond plus Health Spa at Scotch Corner.

The property occupies an attractive position, nicely set back from the minor road through the village and enjoys pleasant aspect to rear.

DESCRIPTION

The property comprises a brick built with clay roof, mid terraced modern property enjoying the benefit of sash windows and gas fired central heating. The front is approached over a block paved driveway with two designated parking spaces and immediately to the front of the property is a small lawned area. To the rear the property enjoys an attractive rear garden which is a nice mix of flagged patio with steps up to raised rear lawned garden area. The rear garden provides a compact, easily manageable garden but provides a very attractive backdrop to the property.

Internally the property is well laid out and spacious, enjoying the benefit of quality fitted kitchen and bathroom together with three bedrooms.

Early inspection is recommended to fully appreciate the property, its presentation and position and early occupation is available.

ACCOMMODATION

Sitting Room

4.52m x 4.19m (14'10" x 13'9")

Enjoying the benefit of coved corniced ceiling. Ceiling light point. Exposed and polished wood floor. Two double radiators. TV point. Telephone point. Door through to:

Inner Hallway

2.00m x 1.80m (6'7" x 5'11")

With a continuation of the polished wood floor. Coved corniced ceiling. Ceiling light point. Stairs to first floor. Door to:

Downstairs Cloakroom

2.41m x 0.86m (7'11" x 2'10")

Polished wood floor. Suite comprising slimline WC. Slimline pedestal wash basin with tiled splashbacks. Radiator. Ceiling light point. Ceiling mounted Greenwood Airvac extractor fan.

Door from Inner Hallway leads to:

Kitchen / Diner

3.25m x 4.50m (10'8" x 14'9")

Nicely arranged into kitchen and dining area with the kitchen comprising excellent range of light wood fronted base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Inset brushed steel electric oven topped with four ring gas hob and enjoying unit matched cooker hood over with inset extractor and light. Space and plumbing for dishwasher. Space for fridge freezer. Polished wood floor.

Dining Area

Ceiling light point. Double radiator. UPVC sealed unit double glazed and leaded glass door to rear which gives access to the rear garden.

Understairs Utility Area

With space and plumbing for auto wash with work surface over. Shelved storage. Ceiling light point.

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

First Floor Landing

2.97m x 1.06m (9'9" x 3'6")

Coved corniced ceiling. Ceiling light point. Radiator.

Bedroom No. 1

3.40m x 4.50m (11'2" x 14'9")

Coved corniced ceiling. Ceiling light point. Double radiator.

Bedroom No. 2

3.02m x 2.23m (9'11" x 7'4") plus entrance

Radiator. Ceiling light point. Coved corniced ceiling. Attic access.

Bedroom No. 3

2.06m x 2.16m (6'9" x 7'1")

Ceiling light point. Radiator.

Bathroom

1.45m x 3.33m (4'9" x 10'11")

Suite comprising panelled bath with Aqualiser mains shower over. Fully tiled around with half tiled walls to remainder of bathroom. Shell edged wash basin and matching WC. Built in airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over. Greenwood airvac extractor fan. Radiator.

OUTSIDE

The rear garden is a nice mix of flagged patio with then steps up to raised rear lawned garden area. A compact, easily manageable garden but providing a nice backdrop to the property.

GENERAL REMARKS & STIPULATIONS

RENT:

£580 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 D.

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 **£180.00**

BOND:

The Tenant will be required to pay a Bond of **£800**. 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 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** per person.



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.

N252 Printed by Ravensworth 01670 71330