

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY
THE GARTHS
BULLAMOOD, NORTHALLERTON DL6 3QP



**A MUCH SOUGHT AFTER AND HIGHLY DESIRABLE, RECENTLY REFURBISHED
4-BEDROOMED DETACHED FAMILY BUNGALOW RESIDENCE ENJOYING
EXCELLENT VIEWS IN SUPERB RURAL LOCATION**

- Attractive 4-Bedroomed Bungalow
- Double Glazing & Oil Central Heating
- Quality Kitchen, Bathroom & En-Suite
- Panoramic Views over Moors and Dales
- Attractive Gardens
- Available March 2013

RENT: £650.00 PER CALENDAR MONTH
NO DSS. NO SMOKERS. NO PETS

THE GARTHS, BULLAMOOD, NORTHALLERTON

SITUATION

Northallerton 1 ½ miles A19 3 miles
York 30 miles Teesside 16 miles
(All distances are approximate).

The Garths is situated at the top of Bullamood just off the minor road to the east of Northallerton giving good access to the services of Northallerton and the A19 dual carriageway and local centres of commerce.

The property sits in a superb elevated position and enjoys panoramic views over the surrounding countryside to Moor and Dale.

AMENITIES

Shopping - market town shopping is available in Northallerton, whilst the major centres of Teesside, York, Leeds and Newcastle are all within convenient commuting distance.

Shooting & Fishing - is attractively placed in an area renowned for its good quality shoots and fishing being within easy reach of both the North Yorkshire Moors and the Yorkshire Dales and close to local rivers and ponds.

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

Golf – Thirsk, Northallerton, Bedale and Easingwold.

Education – this area of North Yorkshire is well served by state and private education with secondary and comprehensive schools in Northallerton. Private education is available at Ampleforth, Yarm Grammar, Baldersby and Cundall.

DESCRIPTION

The property comprises a recently refurbished 4-bedroomed detached bungalow residence of character and distinction with particularly attractive views to the front and rear over open countryside. It has enjoyed the benefit of full refurbishment to include quality fitted kitchen, bathroom and en-suite, sealed unit double glazing and oil fired central heating. The property enjoys well laid out and spacious, superbly appointed accommodation.

At present the property has concrete driveway and concrete hardstanding for four vehicles together with planning permission for the erection of a single garage.

Early inspection is highly recommended.

ACCOMMODATION

In through hardwood front door with brass door handle, up step into:

Entrance Vestibule

3.25m x 2.49 (10'8" x 8'2") plus recessed area.

Quarry tiled floor. Part exposed brick walls. Ceiling light point. Windows to three sides giving high degree of natural light.

Multi paned internal door leading into:

Utility Room

2.59m x 2.00m (8'6" x 6'7")

With panelled walls. Built in base cupboards and full height corner shelf cupboard. Space and plumbing for auto wash. Space for additional appliances. Windows to two sides. Ceiling light point. Cloaks hanging.

Door to:

Small Internal Hall

1.72m x 0.88m (5'8" x 2'11")

With ceiling light point. Archway to kitchen. Door to:

Cloakroom /WC

0.91m x 1.42m (3' x 4'8")

With half tiled walls. Duo flush WC. Pedestal wash basin. Radiator. Ceiling light point. Twin doors into cloaks cupboard with shelved storage above. Extractor fan.

Kitchen / Diner

4.36m x 5.33m (14'6" x 17'6") max

With quality fitted Howdens kitchen comprising extensive and attractive range of base and wall cupboards. Work surfaces with inset 1 ½ bowl single drainer coated sink unit having mixer tap over. Built in brushed steel Creda oven and grill topped with 4 ring Ceram hob. Extractor fan and light over in unit matched hood. Built in Indesit dishwasher. Built in fridge. Attractive harlequin tiled splashbacks. Three ceiling light points. Double radiator. Work surface mounted unit glass fronted glass shelved display cabinet. Boiler cupboard with Trianco oil fired central heating boiler.

Dining Area enjoys views across surrounding countryside. Telephone point.

Living Room

5.96m x 4.16m (19'7" x 13'8") into fireplace recess.

Feature brick built fireplace and chimney breast with hardwood lintel, quarry tiled hearth with a hearth mounted Calor Gas stove. Matching recessed display Inglenook with shelves and display niches above. Centre ceiling rose. Ceiling light point. TV point. Two radiators. Large picture window to rear looking over open countryside. Internal half-paned door leads into:

Rear Hallway

7.3m x 2.15m (24' x 7'1") max

With attic access. Ceiling light point. Radiators.

Bedroom No. 2

3.30m x 3.35m (10'10" x 11')

With radiator, ceiling light point and coved corniced ceiling.

Bathroom

2.13m x 2.40m (7' x 7'11")

With panelled bath having mixer tap with shower attachment over. Half tiled around bath. Matching pedestal wash basin with easy turn taps and duo flush WC. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 4**3.27m x 3.02m (10'9" x 9'11")**

With coved corniced ceiling. Ceiling light point. Radiator.

Master Bedroom**5.69m x 4.35m (18'8" x 14'3") max overall**

With 2 double radiators. Coved corniced ceiling. Ceiling light point. Windows to two sides. Door to:

En-Suite Shower Room**2.40m x 1.19m (7'11" x 3'11")**

With fully tiled shower cubicle housing Triton T80XR mains shower. Matching duoflush WC and pedestal wash basin. Fully tiled and walls. Inset ceiling light spots. Fully tiled floor and walls. Inset ceiling light spots. Extractor fan. Wall mounted heated towel rail.

Inner L Shaped Hallway**1.39m x 2.91m (4'7" x 9'7") with small study area to rear****0.94m x 1.98m (3'1" x 6'6")**

Beamed. Ceiling light point. Telephone point. Radiator. Coloured and etched glass hardwood door.

Bedroom No. 3**5.84m x 2.94m (19'2" x 9'8") max overall**

With 2 double radiator. 2 ceiling light points. Beamed ceiling. Windows to two sides.

OUTSIDE**GARDENS**

The property enjoys the benefit of concrete driveway opening out to concrete hardstanding for up to four vehicles which additionally has planning permission for a single garage.

Surrounding the property is a concrete pathway with deep shrub borders. To the rear there is an attractive chippings seating area with nice views over surrounding countryside. To the side is a good area of secluded lawned garden with deep shrubbed and hedged boundaries offering a quiet garden area.

GENERAL REMARKS & STIPULATIONS**RENT: £650.00** Per Calendar Month**BOND:**The Tenant will be required to pay a Bond of **£800.00**. 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.**VIEWING:**

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

SERVICES:

Mains Water, Electricity and Septic Tank Drainage. Oil Fired Central Heating.

PERIOD OF LETTING:

6/12 months initially on an Assured Shorthold Tenancy.

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 E.

REFERENCES:

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per person) which is to be completed and returned to them together with £30 per person.

AGENTS FEES:

The Tenant will pay the agents' fees in preparing the Agreement in the sum of £180.00.

GARDENS

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



COMMITMENT

Northhallerton 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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