

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6 MONTHS INITIALLY

1 NEWLANDS

NORTHALLERTON, NORTH YORKSHIRE DL6 1SJ



An Immaculately Presented & Spacious 3-Bedroomed Detached Family House on Pleasant Plot in Convenient Location

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractively Fitted Kitchen
- Low Maintenance Gardens Front & Rear
- Convenient Location Close to Local Amenities

Rent: £650 Per Calendar Month

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SITUATION

Thirsk	7 ½ miles	Darlington	16 miles
A.19	7 miles	Bedale	9 miles
Teesside	16 miles	A.1	8 miles
York	30 miles		

(all distances are approximate)

1 Newlands, Northallerton is pleasantly situated within easy walking distance of the centre of the very popular and much sought after market town of Northallerton, the County Town of North Yorkshire. The property enjoys a quiet and pleasant cul de sac location nicely set back from any minor roads and enjoying peace, tranquillity and a high degree of privacy.

The property lies within convenient and easy commuting distance of Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good renowned schooling, hospitals and excellent range of local shopping.

The area is ideally placed for 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 route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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

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 offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service between Bedale and Darlington.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned 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 – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

Walking & Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

The property comprises a substantial, well laid out, spacious and immaculately presented 3-bedroomed detached family house of character and substance which is situated on a pleasant easily managed plot. The property has UPVC sealed unit double glazing, gas central heating and has spacious accommodation.

To the front is an area of lawn with flagged driveway offering parking for up to three vehicles.

To the rear is a gated access which leads into the rear garden, which has a flagged patio, nice area of lawned garden with close boarded fencing. There is a detached Garage.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central etched and leaded glass panel into:

Entrance Hall

2.52m x 1.32m (8'3" x 4'4")

Ceiling light point. Radiator. Telephone point. Stairs to First Floor. Cloaks cupboard.

Sitting Room

5.28m x 3.55m (17'4" x 11'8" max into bay)

Fireplace comprising wall mounted mantle shelf, cur marble hearth. Coved ceiling. Double radiator. Ceiling light point. TV point.

Kitchen / Diner

4.39m x 2.33m (14'5" x 7'8")

With an attractive range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in brushed steel oven topped with four ring Diplomat gas hob. Space and plumbing for washing machine. Built in Diplomat dishwasher. Under unit storage space for fridge and freezer. Inset ceiling light spots. Granite effect splashbacks. Over hob brushed steel extractor fan and light. Understairs store cupboard with cloaks hanging. Archway through to:

Dining Area

2.46m x 3.40m (8'1" x 11'2")

With coved ceiling. Inset ceiling light spots. Radiator. Sliding door through to:

Conservatory

3.43m x 2.18m (11'3" x 7'2")

Ceiling light point. Tiled floor. Power points. Double glazed door out to rear patio and gardens.

Stairs to First Floor with painted balustrade leading up to:

Landing

1.77m x 3.05m (5'10" x 10')

Radiator. Ceiling light point. Attic access. Overstairs airing cupboard with lagged cylinder and immersion heater. Window to side.

Bedroom No. 1

4.52m x 2.66m (14'10" x 8'9")

Ceiling light point. Radiator. TV point.

Bedroom No. 2

2.69m x 3.47m (8'10" x 11'5")

Ceiling light point. Radiator.

Bedroom No. 3

2.92m x 3.05 (9'7" x 5'10")

Radiator. Ceiling light point.

Bathroom

2.00m x 1.72m (6'7" x 5'8")

Fully tiled walls. White suite comprising panelled bath shower with fitted shower screen. Triton Cara electric shower. Matching duoflush WC and pedestal wash basin. Heated towel rail. Ceiling light point. Wood effect laminate flooring.

OUTSIDE

Detached Garage

Up and over door to front. Light and power.

Gardens

To the front is an area of lawn with flagged driveway offering parking for up to three vehicles.

To the rear is a gated access which leads into the rear garden, which has a flagged patio, nice area of lawned garden with close boarded fencing.

GENERAL REMARKS & STIPULATIONS

RENT

£650 per calendar month

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity, Gas and Drainage.

DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C.

BOND

The tenant will be required to pay a bond of **£750.00**. 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 damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

SERVICES

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, telephone etc.

PERIOD OF LETTING

6 months initially on an Assured Shorthold Tenancy, although a longer tenancy may be agreeable.

INSURANCE

The landlord will insure the structure and the 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.

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 form/person.

SMOKING

The property is let on the basis that there is to be a no smoking policy within the house.

DECORATION

The property will be let on the understanding that no decoration is undertaken by the tenant and no fixings are to be put on any of the walls without prior permission from the Landlord.

GARDENS

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

AGENTS FEES

The tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180.00**.



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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