



APARTMENT 2 BLACK HORSE HOUSE

Ingleby Road, Great Broughton, North Yorkshire TS9 7ER



GSC GRAYS

PROPERTY • ESTATES • LAND

APARTMENT 2 BLACK HORSE

Ingleby Road, Great Broughton, North Yorkshire TS9 7ER

A spacious ground floor two bedroom apartment within a period conversion finished to a high standard in the sought after village of Great Broughton.

The light and airy accommodation comprises: communal entrance with intercom access, spacious living/dining room with feature fireplace and electric fire with dual aspect windows, together with storage cupboard, an inner hallway leading to the kitchen which is fitted with a range of cream base and wall units with contrasting work surfaces incorporating, stainless steel sink, integral electric oven and hob with extractor over, fridge, freezer and washing machine.

There are two good-sized double bedrooms, the master bedroom benefits from built-in wardrobe/dresser and en-suite shower room partly tiled with white suite comprising of shower enclosure with mains shower, hand basin, w.c. and tiled floor. The second bedroom having a built-in wardrobe and the house bathroom is partly tiled and fitted with white suite comprised of bath with shower attachment, hand basin and w.c. together with storage cupboard and tiled floor.

Externally there is off street parking and a seating area, together with further shared gated courtyard providing storage and bins store.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

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GSCGRAYS.CO.UK



Situation and Amenities

Great Broughton is a sought-after North Yorkshire village, which lies at the foot of the Cleveland Hills. This delightful village, with many stunning views, offers a sports club, the Wainstones Hotel, the Bay Horse Pub and the Jet Miners Pub (all serving food) and a primary school.

Stokesley 2.5 miles, Northallerton 17 miles, Middlesbrough 11 miles, Darlington 25.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Description

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Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £750 per calendar month payable in advance by standing order. In addition, a bond of £ shall £865 also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Unfortunately this property is unable to accept pets due to it being an apartment.

Services

The property is serviced by Electric Storage Heater, with mains water and drainage connected.

Local Authority and Council Tax

Hambleton District Council. Telephone: 01609 779 977.

The property is a Band B

Viewings

Strictly by appointment with GSC Grays Telephone: 01748 897629

Particulars and Photographs

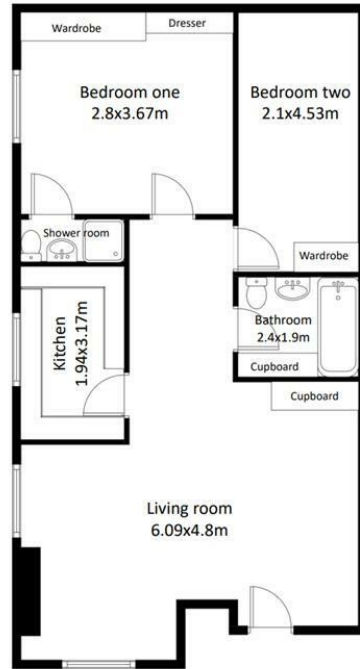
Particulars written July 2023

Photographs taken July 2023


Disclaimer

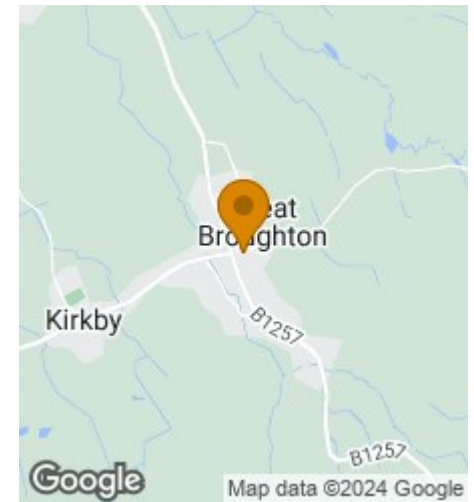


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.