



NEWTON GRANGE FARMHOUSE SINKS LANE  
Newton Le Willows, Bedale



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# NEWTON GRANGE FARMHOUSE SINKS LANE, NEWTON LE WILLOWS

Bedale, North Yorkshire, DL8 1RX

Newton Grange Farm is a substantial, detached recently updated to a high specification four double bedroom family home set just outside the village of Newton Le Willows in a charming rural location.

The property has two reception rooms, large kitchen Breakfast room, utility room, further small utility room, two downstairs w.c.'s, large rear entrance hall, four good-sized double bedrooms, with master have large en-suite shower room and a large family bathroom, together with a walk-in cupboard or office space.

Externally, the property also boasts good-sized lawned gardens, courtyard, several outbuildings and ample off-road parking.



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North Yorkshire, DL9 4QL  
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## Situation and Amenties

Newton Le Willows is set between the market towns of Bedale and Leyburn, Main line (East Coast) train services are from Northallerton (12 miles) and Darlington (20 miles). National and International flights from Durham Tees Valley Airport, Newcastle and Leeds/Bradford. Access to the A1 (North and South) is at Leeming Bar (5 miles). Please note that all distances are approximate. Newton le Willows is located in the heart of lower Wensleydale on the edge of the Yorkshire Dales National Park. The market towns of Bedale, Masham, and Leyburn are all less than eight miles away and all have a weekly market, post office, auction mart and many shops, pubs and restaurants. The local primary school is at Crakehall, with others at Spennithorne and Hunton. Secondary schools at Bedale, Richmond and Leyburn.

## Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for a minimum term of 12 months at a rental of £2,100 Per Calendar Month, payable in advance by standing order. In addition, a bond of £2423 is also required 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 strictly prohibited inside the property.

Due to the property being next to a working farm, unfortunately, no Pets can be considered.

## Local Authority and Council Tax

The local authority is North Yorkshire Council 01748 829100.

The property is a Band for council tax band purposes.

## Services and Other Information

The property benefits from oil-fired central heating throughout, with mains electric, water and drainage.

## Viewings

Viewings are to be arranged via the Agents GSC Grays on 01748 897629

## Particulars and Photographs

Particulars where updated May 2024

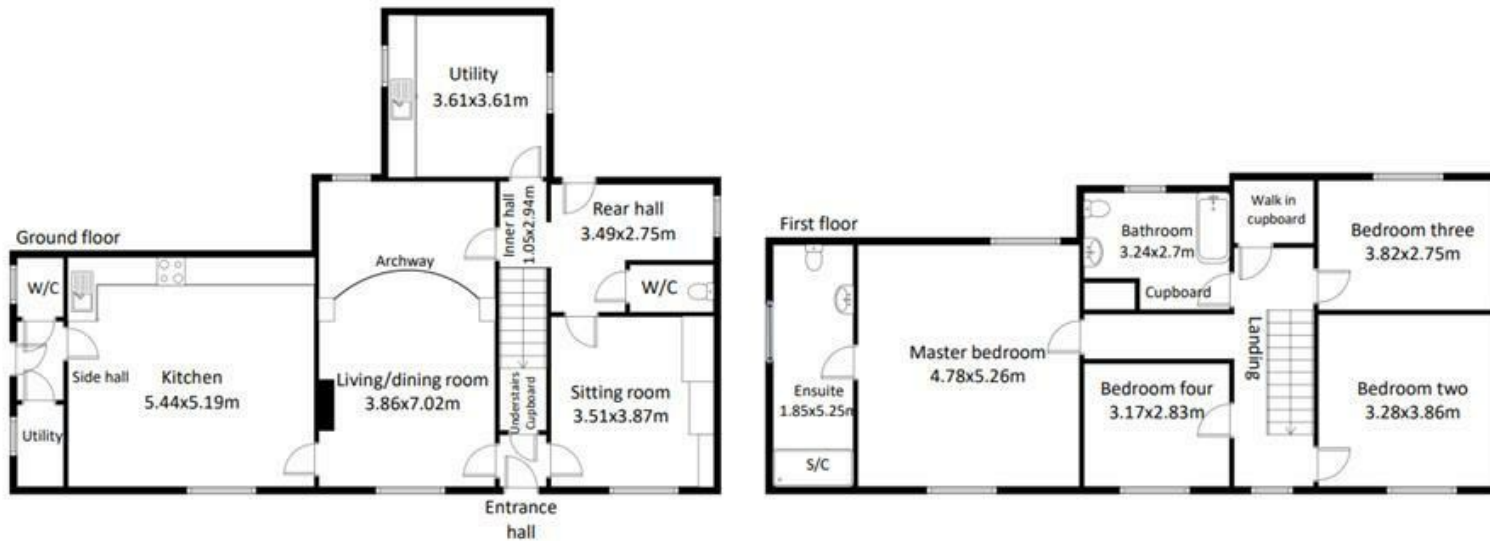
Photographs taken May 2024

## 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.

Newton Grange Farmhouse, Newton le Willows, Bedale, North Yorkshire, DL8 1RX



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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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