



MYRTLE HOUSE HUNTON

Bedale, North Yorkshire DL8 1QA



GSC GRAYS

PROPERTY • ESTATES • LAND

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Myrtle House is a substantial four bedroom detached home, situated on the edge of the popular village of Hunton and is set back from the road with a shared driveway leading to private rear parking and enjoying charming views onto open countryside.

The accommodation briefly comprises of two reception rooms, recently fitted kitchen, utility, four bedrooms, master en-suite, family bathroom. Garage with internal access and downstairs WC. Long term let preferred.



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Situation and Amenities

The property is located less than 1.5 miles from the A684, with Bedale (4 miles), Leyburn (5 miles) and Richmond (6 miles). Access to the A1 M (North and South) at Catterick (7 Miles) & Leeming Bar (9 miles). Main Line train services at Northallerton and Darlington with airports at Durham Tees Valley, Newcastle and Leeds. Please note that all distances are approximate.

Hunton is a small village in Lower Wensleydale in the heart of the countryside, with a primary school, public house. The market towns of Leyburn and Bedale are a short distance away and both boast weekly local markets, several hotels, restaurants, public houses and many speciality shops. There is a local secondary school nearby with private schools at Newton le Willows (Aysgarth Prep School), Barnard Castle and Sedbergh.

Description

Entered via composite door to a tile floored Porch with door to hallway. A substantial living room with feature wood burner, dual aspect windows and patio doors leading to the rear garden. Just off from the hallway is the dining room with windows looking out to the front. The traditional recently fitted kitchen is also accessed from the hallway and has grey floor and wall mounted units with contrasting wood affect work surfaces. There is a freestanding electric cooker, extractor hood, stainless steel sink, tiled flooring and window with views to the rear garden. The utility room is accessed via the kitchen and is a useful space with plumbing for washing machine, vent for dryer, window to side. There is a door to garage from this room also.

To the first floor bedroom one with en suite, is a large bedroom with views of the open countryside to the rear and an en-suite featuring separate shower cubicle with gravity-fed shower, pedestal wash basin and low level WC. Opaque window to the rear. Bed two is another large bedroom with window to the front. Bedroom three a good size double bedroom with window to the front. Bedroom four another double bedroom with dual aspect windows to the rear and side.

The family bathroom consists of a four-piece family suit comprising of a panel bath, shower cubicle with mains valve shower, pedestal wash basin and low-level WC. Opaque window to the size.

Externally the property has front and side lawned gardens bordering open fields to the north. A shared driveway leads to the off-road parking for multiple vehicles. There is a single door garage with internal access to the property and a separate WC.

Terms & Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of 12 months, at a rental of £1300 per calendar month payable in advance by standing order. In addition, a bond of £1500 shall 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.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Services

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

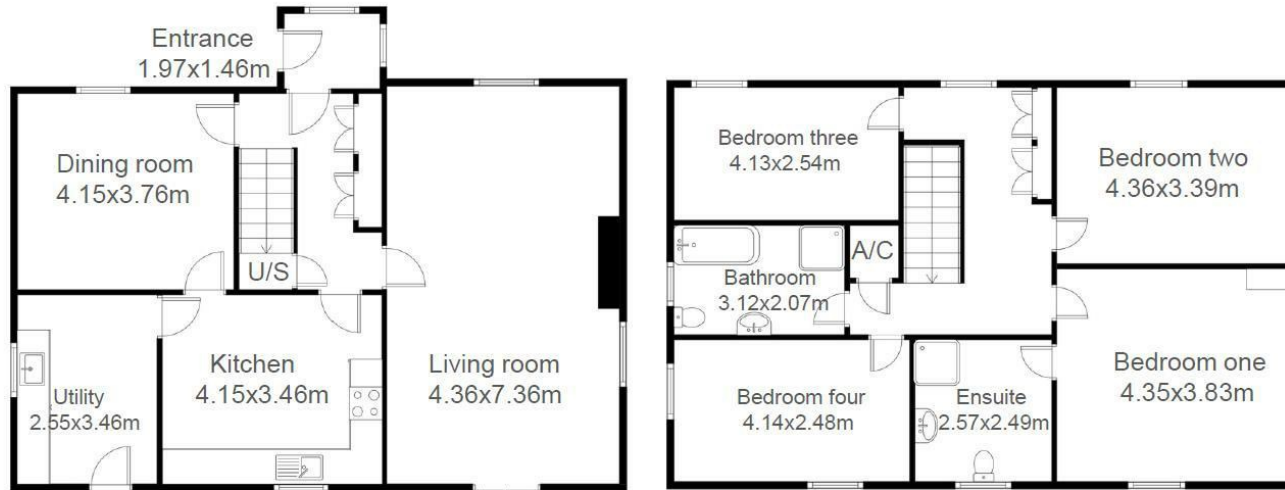
Local Authority and Council Tax

The local authority is North Yorkshire County Council tel: 03001312131

Tax Band F



Myrtle House



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			74
(55-68) D		43	
(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.