



HOLBECK LODGE

Thorp Perrow, Bedale, North Yorkshire DL8 2PR



GSC GRAYS

PROPERTY • ESTATES • LAND

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Thorp Perrow, Bedale, North Yorkshire DL8 2PR

A rare opportunity to occupy this period two bedroom dormer style detached cottage situated in the grounds of Thorp Perrow Estate with superb views over the estate grounds and recently renovated to a high standard.

The cottage accommodation offers: entrance hall with solid wood door, tiled floor, staircase off and understairs cupboard. There is a living room with dual aspects views, a brick and stone fireplace with open fire and parquet flooring, together with a dining room with decorative fireplace with open fire and parquet flooring. The kitchen is fitted with a range of modern light grey units with contrasting wood effect worktops and matching upstands, incorporating a stainless steel sink with mixer tap space for cooker with stainless steel extractor hood over, larder cupboard with shelves and cold shelf, large stone fireplace with multi fuel stove, spot lights and vinyl floor. An inner hallway with space for a fridge/freezer and access to the downstairs shower room with white suite comprising of curved shower enclosure with mains shower, hand basing and w.c. with vinyl floor.

To the first floor there is a passage landing leading to two very generous double bedrooms both with dormer windows and decorative fireplaces and beams, together with a bathroom with white suite comprising of bath with mains shower over and glass screen, hand basin and w.c. with vinyl floor.

Externally, there is a fenced lawned garden surrounding the property and a rear patio area, partly covered, with store room/utility room with plumbing for washing machine and space for dryer, two further stores one housing the oil boiler. There is gravelled parking area adjacent to the front garden for parking.



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

4QL

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GSCGRAYS.CO.UK



Situation and Amenities

Northallerton 7 miles, Richmond 15 miles, Darlington 24 miles, Harrogate 27 miles, York 37 miles and Leeds 51 miles. A1 (M) 2 Miles. Services for the East Coast rail line can be found at nearby Northallerton and Darlington. National and International flights at Leeds Bradford Airport. Please note all distances are approximate.

The Thorp Perrow Estate is located just outside the historic market town of Bedale with a good range of independent and national retailers, various craft and antique shops, a good selection of cafe's and pubs, doctor's surgery, post office, leisure facilities and a number of churches.

Description

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Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £1,100 per calendar month, payable in advance by standing order. In addition, a Bond of £1269.00 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.

Local Authority and Council Tax.

Hambleton District Council Tel: 0845 121 1555.

For Council Tax we believe the property is a Band C

Services and Other Information

The property has double glazing, oil fired central heating, mains water and has private drainage.

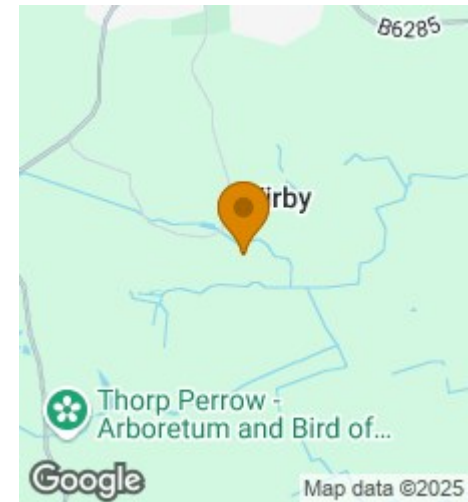


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan 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
(55-68) D	50	
(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.