



# APPLE TREE COTTAGE

Middleton Tyas, Richmond, DL10 6PY



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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An end of terraced three bedroomed cottage, located in the popular North Yorkshire village of Middleton Tyas, close to the market town of Richmond and the A1(M), providing easy commuting to the North.

The property comprises of: Living/Dining Room, Kitchen, three bedrooms, bathroom. Externally there is a private driveway with ample parking and lawned gardens to the front and rear.



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### Situation and Amenities

Middleton Tyas is particularly well-placed for those seeking a tranquil setting but with good transport facilities, including the East Coast Main Line train stations in Northallerton and Darlington, and airports at Durham Tees Valley, Newcastle, and Leeds Bradford. The village is located near the A1(M) motorway, providing easy access to nearby towns and cities: Northallerton is 25 miles away, Darlington 15 miles, Harrogate 55 miles, York 45 miles, Leeds 55 miles, and Newcastle 40 miles. It is a very popular village with a strong community. There is a primary school, a church, a pub, and a village shop.

### Description

This end of terrace cottage has newly fitted carpets and decorated throughout.

The side door opens into the kitchen and includes an integrated fridge, space for either a dishwasher or washing machine. A small step down from the kitchen leads to the living/dining room which overlooks the front garden. Additionally, there is a handy storage cupboard located under the stairs that ascend from the living room.

On the first floor, there are three bedrooms and a shower room equipped with a hand basin and w.c.

Externally, the property benefits from being set back from the road, with a private driveway providing ample parking with lawned gardens at the front and rear.

### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £875 per calendar month, payable in advance by standing order. In addition, a deposit of £1009 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 prior consent from the landlord.

### Services and Other Information

All mains services are connected with Gas fired central heating.

### Local Authority and Council Tax

The local authority is North Yorkshire Council

For Council Tax purposes the Band is an B

### Viewings

Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

### Particulars and Photographs

Particulars written February 2025

Photographs taken February 2025.

### Disclaimer Notice

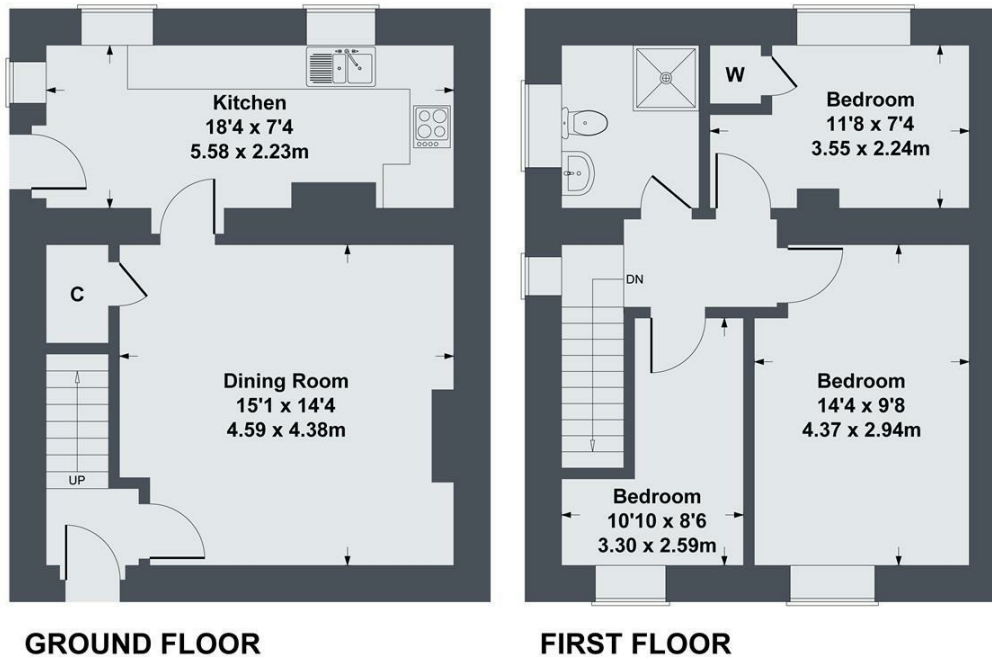
GSC Grays gives notice that:

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



# Apple Tree Cottage, Middleton Tyas

Approximate Gross Internal Area  
850 sq ft - 79 sq m

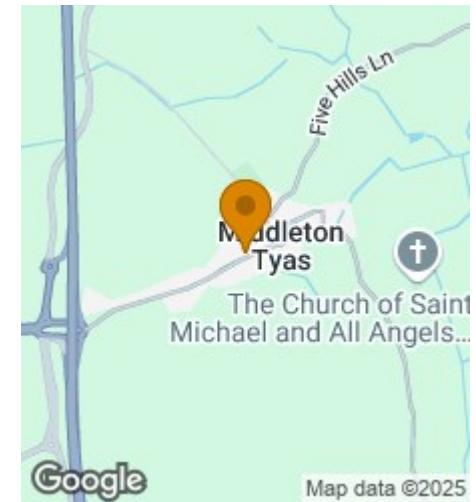


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.