



8 DALE CLOSE, THORNTON WATLASS

Ripon, North Yorkshire HG4 4BJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Ripon, North Yorkshire HG4 4BJ

A well proportioned and nicely presented 2 bedroom detached bungalow with off-road parking and garage, located in a quiet cul-de-sac in the popular village of Thornton Watlass.

The property comprises of kitchen with utility area, separate WC, large living/dining room, 2 double bedrooms with built in wardrobes, family bathroom and conservatory. Externally there are front and side gardens with a patio to rear.



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5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



LOCATION AND AMENITIES

Bedale is a historic market town, steeped in centuries of history, which offers 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 opportunities and a number of churches. Educational opportunities include a state primary school, Bedale High School and the nearby well known Aysgarth School, an independent boarding prep-school for boys. A regular bus service operates from Bedale throughout the nearby villages and towns and the Wensleydale Railway runs between Bedale & Leyburn.

Bedale (3 miles), Masham (3 miles), Leyburn (7 miles), Ripon (11 miles), Richmond (11 miles). Access to the A1 for both North & South is at Leeming Bar (5 miles). Main Line train services are available from Northallerton & Darlington with airports at Durham Tees Valley, Newcastle & Leeds/Bradford. Please note that all distances are approximate.

DESCRIPTION

A well proportioned and nicely presented 2 bedroom detached bungalow with off-road parking and garage, located in a quiet cul-de-sac in the popular village of Thornton Watlass.

The accommodation comprises of: Entrance hall with doors leading kitchen with utility area and separate WC, large living room/dining room with fire place and open fire, with two double bedrooms with built in wardrobes, family bathroom and conservatory.

Externally there are front and side gardens with a patio to rear.

TERMS & CONDITIONS

The unfurnished property is offered to let by way of an Assured Shorthold Tenancy agreement for an initial term of 12 months at a rental figure of £900 per calendar month, payable in advance by standing order. A deposit will be payable of £1,038 prior to taking occupation which will be held in an approved scheme.

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 & 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

The property is served by Oil Central Heating. With mains electricity, water and drainage are connected.

LOCAL AUTHORITY AND COUNCIL TAX

Hambleton District Council Tel: 0845 121 1555

For Council Tax Purposes the property is band is D.

VIEWINGS

Strictly by appointment only via the Agents GSC Grays Tel 01748 829210.

PARTICULARS AND PHOTOGRAPHS

Particulars updated March 2025.

Photographs taken in June 2017.

DISCLAIMER

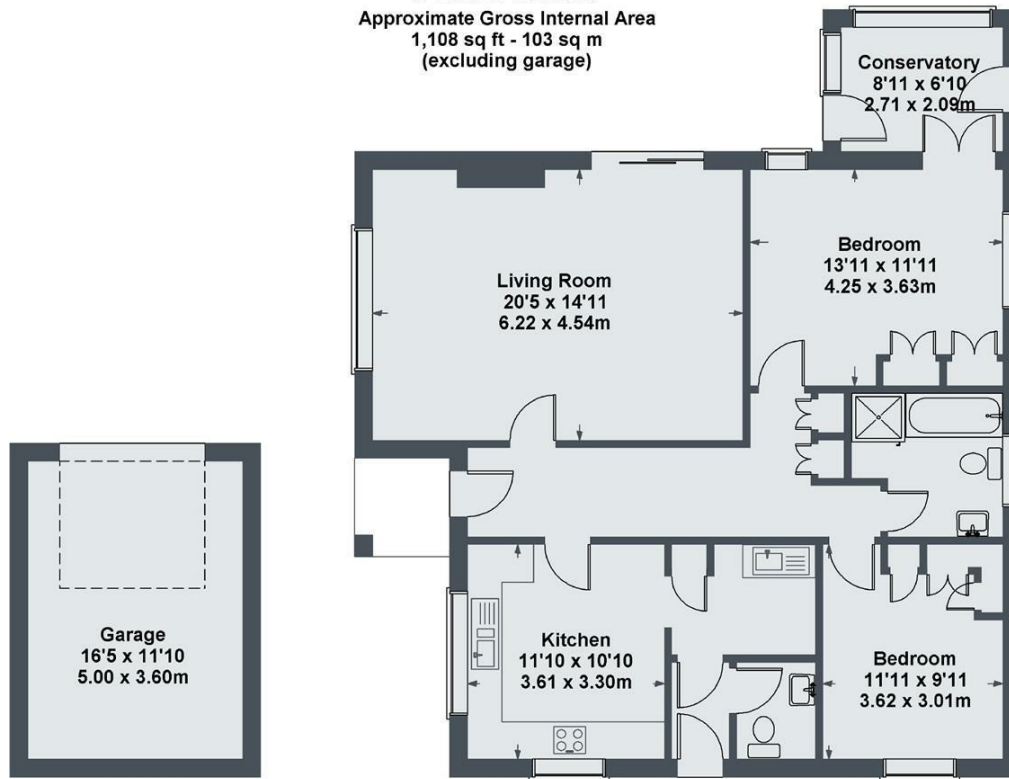
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.



8 Dale Close

Approximate Gross Internal Area
1,108 sq ft - 103 sq m
(excluding garage)

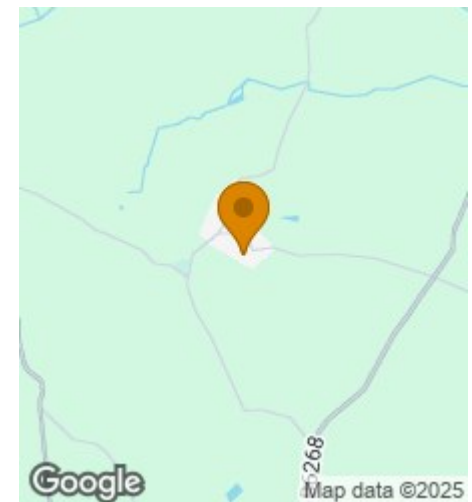


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		39	
(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.