



Snape

Bedale, DL8 2ST



GSC GRAYS

PROPERTY • ESTATES • LAND

SNAPE

Bedale, DL8 2ST

A three bedroom semi-detached stone build cottage in the rural village of Snape close to Bedale.

The property comprises of two reception rooms, kitchen, downstairs bathroom, utility area, three good-sized bedrooms. There is a front walled garden and a rear yard area.



GSC GRAYS

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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

Entrance hall with doors to the living room having a stone feature open fireplace, beamed ceiling with doors to rear hallway and kitchen. There is a dining room with shelved alcove, beamed ceiling and door to the kitchen. The kitchen is fitted with oak wood floor and wall units with contrasting cream work surfaces incorporating sink with mix tap, integrated oven and hob with extractor over, fridge freezer situated in understairs alcove beamed ceiling with spotlight fitting and tiled flooring. The rear entrance hall has Patio doors to the courtyard and to the shower room and utility. The shower room is partly tiled and comprises of walk-in shower enclosure, w.c. and hand basin. The walls are partly tiled with tiled floor. There is a utility room housing the boiler with plumbing for a washing machine.

To the first floor the staircase leads to a landing area with doors to three bedrooms and the house bathroom. The master bedroom is to the front and has a fitted wardrobe with over cupboard. The second bedroom is a good-double room to the front and bedroom three is a small double to the rear. The house bathroom is a white suite comprising of a P-shaped bath and electric shower over, hand basin with w.c, vinyl wood effect grey flooring.

Externally, there is a walled front garden and a rear courtyard.

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 £775 per calendar month, payable in advance by standing order. In addition, a deposit of £894 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 / Pets shall not be kept at the property without prior consent from the landlord.

Services and Other Information

The property has mains, electricity, Oil Boiler water and drainage

Local Authority and Council Tax

The local authority is North Yorkshire County Council

For Council Tax purposes the Band is an

Viewings

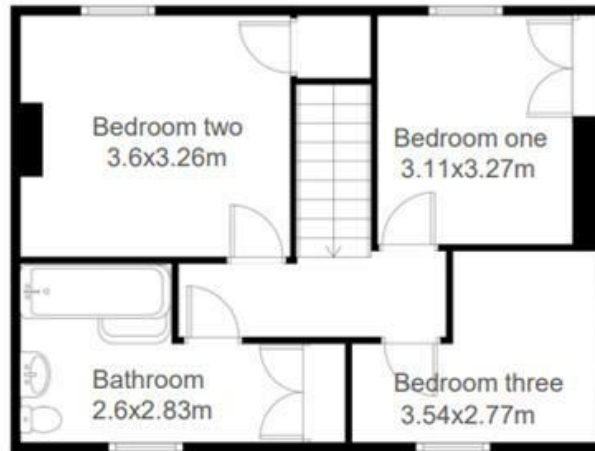
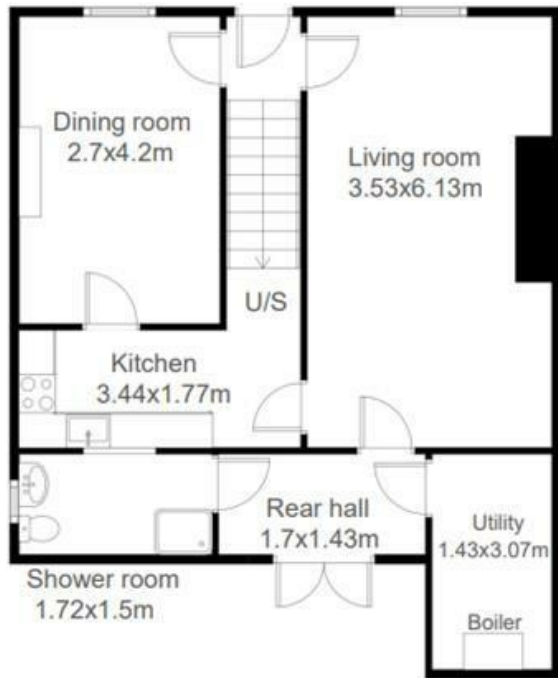
Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

Particulars and Photographs

Particulars updated March 2025


Photographs taken March 2025

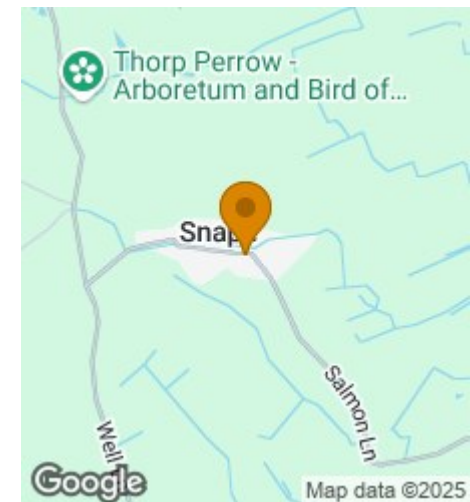




Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Lowlands Cottage, Snape

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (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.