



DALES VIEW HIGH ROW
Caldwell, Richmond



DALES VIEW HIGH ROW CALDWELL

Richmond, North Yorkshire, DL11 7QQ

Dales View is a well appointed and well presented, individually designed five bedroom property situated on the outskirts of this popular rural village, surrounded by open countryside.

The property sits in an elevated position with far reaching rural views and offers spacious family accommodation over three floors and finished to a high standard.



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Situation and Amenities

Richmond 9 miles, Darlington 10 miles, Durham 35 miles, Newcastle upon Tyne 48 miles, York 54 miles, A1(M) 6 miles, Durham Tees Valley Airport 16 miles (please note all distances are approximate). The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

The property is located in the popular North Yorkshire village of Caldwell, approximately 9 miles north of the historic market town of Richmond. The village itself benefits from a public house whilst a Post Office and Primary School can be found in neighbouring Eppleby. Richmond, which is the gateway to the Yorkshire Dales, offers a good range of amenities, including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level. The town is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins. There is a traditional weekly market, a library and good range of restaurants. The nearby historic market town of Barnard Castle offers a good range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary and secondary level, a traditional weekly market and monthly farmers market.

Further amenities are found in Darlington, Durham, Newcastle upon Tyne and Leeds which are all easily accessible by rail and road. The property lies in an extremely attractive rural area, making it an ideal base from which to explore the Yorkshire Dales, Teesdale and the North Yorkshire Moors. Golf courses can be found at Richmond, Barnard Castle and Darlington with Horseracing at Catterick, Ripon, York, Wetherby and Sedgfield. Local theatre's include Richmond, Darlington and Durham.





Description

The entrance hall with a sliding sash window to the rear elevation, flagstone flooring and under floor heating provides access to the downstairs WC. Accessed from the entrance hall is the inner hall with flagstone flooring and under floor heating which provides access to the dining kitchen and the lounge. Firstly, the lounge has sliding sash windows to dual aspects, a multi-fuel stove set in a flagstone hearth with a stone inset and solid Oak mantle, TV aerial point, telephone point and under floor heating. The dining kitchen has a sliding sash window to the rear elevation, French patio doors which open onto the property's front lawned garden, a variety of fitted Oak wall and base units, an Oak panelled central island with electricity installed, Belfast sink, integral dishwasher and Oak flooring with under floor heating. Accessed from the dining kitchen is the utility room with a sliding sash window to the rear elevation, fitted wall and base units, with Rangemaster cooker, space and plumbing for washing machine, space for double fridge freezer, access to the Grant oil boiler and personnel door providing access to the attached garage. Also accessed off the dining kitchen is the study with a sliding sash window to the front elevation, telephone point, TV aerial point and under floor heating.

To the first floor the pine staircase with a sliding sash window to the front elevation leads upto a spacious full landing giving access to a recessed storage cupboard and a further cupboard housing the Mega Flow pressured water system. The master bedroom suite has a sliding sash window to the front elevation, two built in recessed Oak panelled wardrobes, TV aerial point and an en-suite shower room comprising a frosted window to the rear elevation corner shower cubicle, pedestal hand wash basin, WC, a heated towel rail and Oak flooring. A further two double bedrooms both with sliding sash windows, a TV aerial point and a telephone point are situated on the first floor. To complete the accommodation on the first floor is the family bathroom with a frosted window to the side elevation, walk in corner shower cubicle, free standing bath, pedestal hand wash basin, WC, heated towel rail and Oak flooring.

To the second floor accessed off the second floor landing are two double bedrooms both with a TV aerial point, telephone point, Velux windows and under-eaves cupboard space. Bedroom four has the added benefit of an en-suite comprising a corner shower cubicle, pedestal hand wash basin, WC, heated towel rail, Velux window and Brazilian Slate flooring.

Externally, there is an attached garage with loft space, electricity, water supply, concrete to floor and personnel door leading to the utility room.



Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £2250 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £865 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

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

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

Local Authority and Council Tax

Richmondshire District Council

For Council Tax Purposes the property is band is F.

Viewings

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

Particulars and Photographs

Particulars written March 2025

Photographs taken March 2025

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.
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.

Dales View , Caldwell



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.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

