



1 College Court, Bedale, DL8 2FA
£1,450 Per Calendar Month

JOPLINGS
Property Consultants



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Welcome to this stunning property located in the desirable College Court, Bedale. This new build detached house, constructed in 2015, offers a perfect blend of modern design and comfort.

As you step inside, you are greeted by a spacious entrance hall leading to the generous kitchen/diner with doors leading out to the garden. Ideal for entertaining guests or simply relaxing with your family. The property boasts four well-proportioned bedrooms, providing ample space for a growing family or accommodating guests.

With two beautifully appointed bathrooms, mornings will become a breeze in this household. No more queuing for the shower!

One of the standout features of this property is the parking provision, parking will never be an issue for you or your visitors. Convenience at its best!

Whether you are looking for a family home or a place to host gatherings, this property offers the perfect canvas for you to create lasting memories. Don't miss out on the opportunity to make this house your home.

- Detached Home
- Spacious Dining Kitchen
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Driveway Parking for Two Vehicles
- Enclosed Garden to Rear
- Integral Garage
- EPC Rating B, Council Tax Band E
- Deposit £1673
- Available September

DIRECTIONS

Leave Ripon on the A61, heading towards Thirsk and the A1. Take the first exit at the roundabout, along the A6055 signposted for Bedale. Continue for approximately 10 miles, passing through 2 roundabouts, until you see the left hand turn for Exelby. Take this turning until you reach the T junction, take a right turn followed by the first left and at the next T junction take a right turn onto the B6285 until you enter the town of Bedale. Take the left hand turn into Fitzalan Road. Take the First



PROPERTY

ENTRANCE
UPVC door gives access into the Property.

ENTRANCE HALLWAY
A good sized hallway with internal door leading into the integral garage. Understairs storage cupboard. Radiator.

Stairs leading to first floor.

LIVING ROOM
UPVC Double Glazed Bay window to Front overlooking the Front Garden and Driveway. Radiator.

DINING KITCHEN
A bright room over looking the Rear Garden with UPVC Double Glazed window and further UPVC Double Glazed folding doors leading outside. A range of base and wall units with co-ordinating grey work surface over. White ceramic one and a half sink with integrated drainer and mixer tap. Integrated appliances: four ring gas hob and Stainless Steel extractor hood above with co-ordinating splashback, double electric oven and dishwasher. Space for a fridge freezer. Radiators.

UTILITY ROOM
UPVC part glazed door leading out to Rear. White base units with co-ordinating grey work surface over. Single stainless steel sink with drainer and mixer tap. Wall-mounted Ideal Logic boiler. Washing machine and tumble dryer. Extractor. Radiator.

CLOAKROOM
UPVC Double Glazed window to the Side. Pedestal wash hand basin and low-level WC. Radiator.

FIRST FLOOR

LANDING
A spacious landing with stoorage cupboard housing the Thermo Evocycl hot water cyclinder. Loft access. Radiator.

MASTER BEDROOM
A generous sized room with UPVC Double Glazed window to Front. Radiator.

MASTER EN-SUITE
UPVC Double Glazed window to Front. Suite comprising: Walk-in shower cubicle with chrome shower, wash hand basin and low-level WC. Chrome ladder style towel rail. Extractor.

BEDROOM TWO
UPVC Double Glazed window overlooking the Rear Garden. Radiator.

BEDROOM THREE
UPVC Double Glazed window overlooking the Rear Garden. Radiator.

BEDROOM FOUR
UPVC Double Glazed window to Front. Radiator.

BATHROOM
UPVC Double Glazed window to the Side. Suite comprising: bath with shower over and glazed shower screen, wash hand basin and low-level WC. Extractor. Chrome ladder style towel rail.

OUTSIDE

TO FRONT
Small area laid to lawn. Gate giving pedestrian access to rear garden.

GARAGE
Private Block Paved Driveway with Parking for two vehicles leads up to the Integral Single Garage with up and over door. Power and light.

TO REAR
Large enclosed garden to rear. Mainly laid to lawn with small patio seating area.

SERVICES
Mains Water
Electricity
Drainage
Gas central heating

COUNCIL TAX
Council Tax Band E

VIEWINGS
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire, HG4 1JY. Telephone: 01765 694802.

Ripon Opening Hours
Mon - Thurs - 9am - 5.30pm
Friday - 9am - 5pm
Saturday - 9am - 1pm
Sunday - Closed

Joplings Referencing
Once Joplings have received the final report from Rightmove Landlord & Tenant Services regarding your references we will confirm the outcome by phone and email. The first months rent & deposit are payable by the tenancy commencement date and must be cleared funds. All named tenants (including guarantors) are required to be present for signing the Tenancy Agreement prior to keys being released. We do not have facilities to take debit or credit cards, and personal cheques are not acceptable. Payments can be made by bank transfer and your payment must be received into Joplings account prior to the tenancy commencement date.

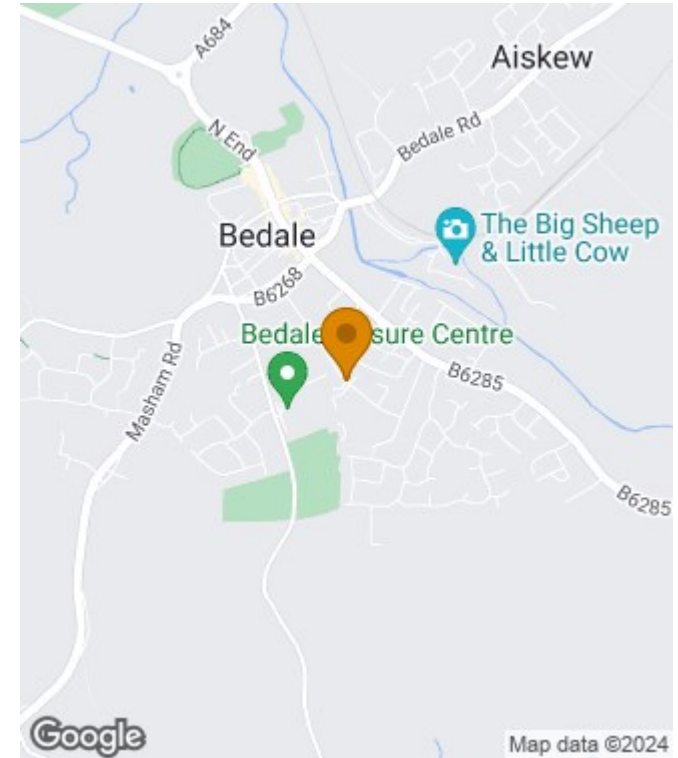
Joplings Application Process
Applicants should be aware that in order to satisfy the criteria of our referencing company your gross income should be at least 2.5 times the monthly rent and proof of income must be provided. For a guarantor your gross income should be at least 3 times the monthly rent. The Immigration Act 2014 now makes it a legal requirement for landlords and letting agents to perform Right to Rent checks on all prospective tenants before allowing them to sign a tenancy agreement. These checks are required regardless of whether the prospective tenant(s) are UK citizens or not. On completion of an application form, please provide your passport & proof of residency (utility bill preferable). The contact details provided on your application form are then used by our referencing company (Rightmove Landlord & Tenant Services) who will contact you direct by email and text message requesting completion of a more detailed application form either online or over the phone. The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained.

Additional Info
The tenant will be responsible for Council Tax and Utility Bills. Council Tax band E

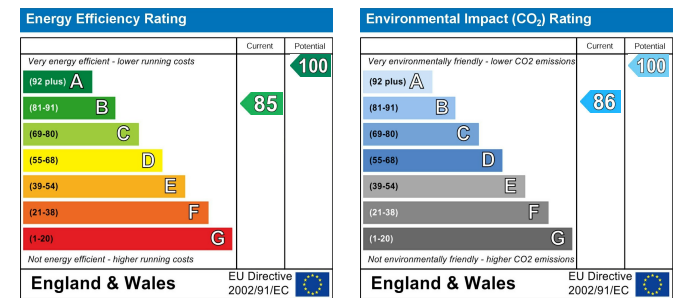
** Photos were taken prior to the current Tenancy **

Telephone & Broadband
See Ofcom checker and Openreach website for more details.

AREA MAP



ENERGY PERFORMANCE GRAPH



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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.