



**James Winn**  
**Estate Agents**

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### **28 Bailey Court, Northallerton DL7 8PR**

A modern, high specification two bedroom penthouse apartment situated in an exclusive development a quarter of a mile from Northallerton town centre and the railway station. The accommodation has gas central heating, double glazed windows and comprises: A communal entrance hall, an entrance hall, a living room / fitted dining kitchen with integrated appliances, two bedrooms, a four piece house bathroom/W.C., a designated parking space and visitors parking.

**NO PETS**

**EPC rating C.**

**Hambleton Council - Tax Band B**

**Tenancy - Short term let 6 month tenancy maximum**

**£675 PCM**

## SITUATION

Bailey Court is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

## DIRECTIONS

From our Northallerton office head South down the High Street, at the traffic lights turn right onto Romanby Road. Proceed straight over the mini roundabout and where the road forks take a right hand turn onto Springwell Lane, where Bailey Court can be found on the right hand side.

## THE ACCOMMODATION COMPRISES

### COMMUNAL ENTRANCE HALL

With a telephone entry system and stairs to the first floor.

### ENTRANCE HALL AND LANDING

With a private entrance door and stairs to the second floor landing, a Velux window to rear, two radiators and three storage cupboards.

### LIVING ROOM/DINING KITCHEN

18'7" x 16'9" (5.66m x 5.11m)

With two double glazed windows to rear, two radiators, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated electric oven, gas hob and extractor hood over, a fridge freezer, a washing machine and a dishwasher.

### BEDROOM ONE

14' x 9'4" (4.27m x 2.84m)

With a double glazed Velux window to front, a radiator and a storage cupboard.

### BEDROOM TWO

I shaped 13'6" x 13'3" (I shaped 4.14m x 4.06m)

With a double glazed window to front, a Velux window to front and a radiator.

### BATHROOM/W.C.

With a double glazed Velux window to front, a modern white suite comprises: a panelled bath; a walk in shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; and radiator.

### PARKING

One designated parking space and visitor parking.

### VIEWINGS

Having identified a potentially suitable property, we will arrange a viewing. Our office hours are 09:00 to 17:00 Monday to Friday and 09:00 to 14:00 on a Saturday, subject of course to the Landlords permission. All viewings will be accompanied by a member of staff, who will be able to provide immediate advice and answer any questions you may have.

### OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

### RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

## DEPOSIT

A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

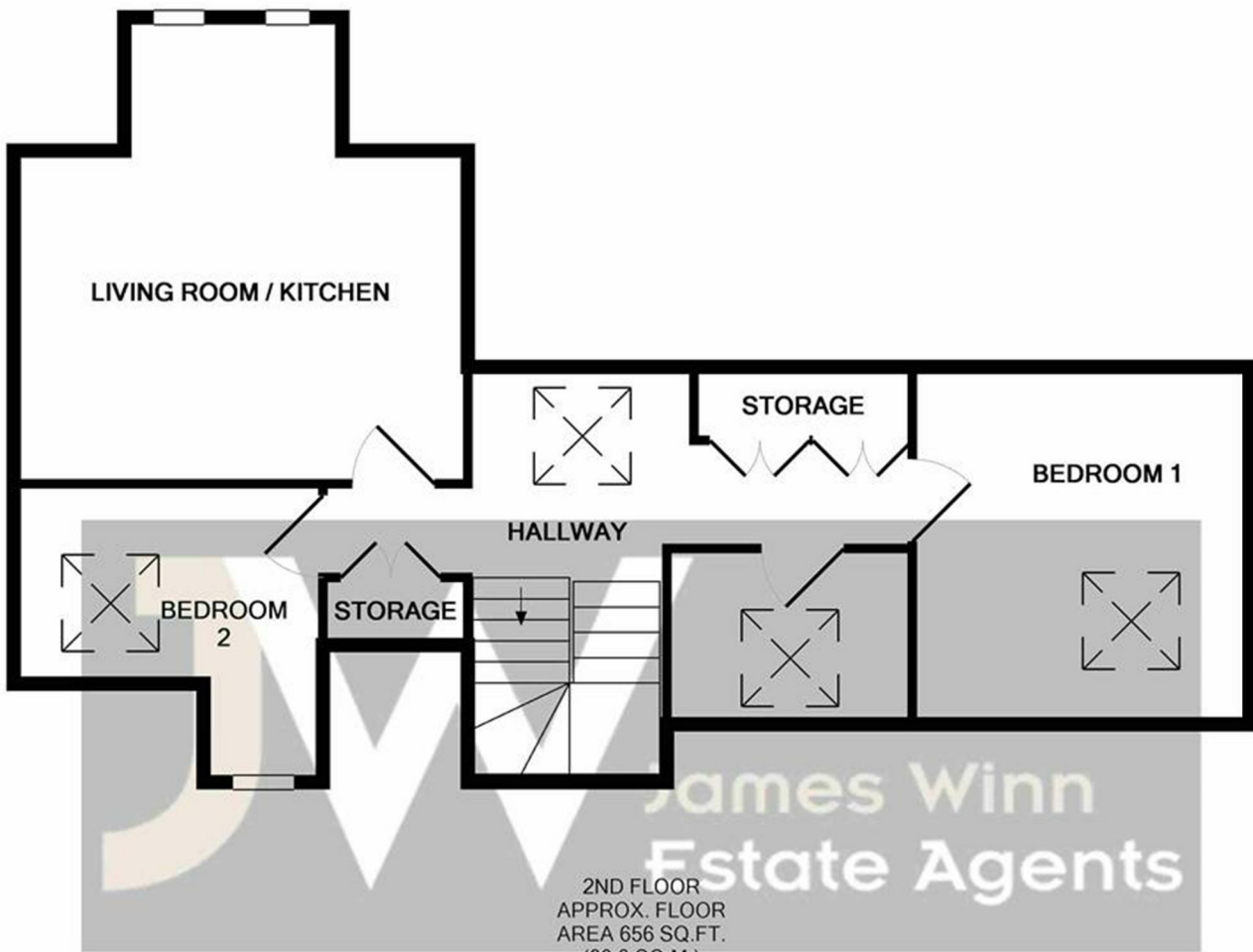
## REFERENCES

We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. Tenants are usually required to be prior residents in the UK for at least 6 months.

Where a Tenant is unable to meet the required income or credit checks, the Tenant may have a Guarantor agree to underwrite any rent liabilities.

## CLAUSES RENTAL

1/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

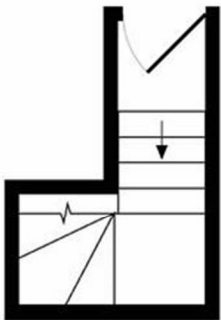


2ND FLOOR  
APPROX. FLOOR  
AREA 656 SQ.FT.  
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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ENTRANCE HALL  
APPROX. FLOOR  
AREA 49 SQ.FT.  
(4.5 SQ.M.)