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Estate Agents

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22 Runnymede Way, Northallerton DL6 2FB

A newly built, immaculate, three bedroom end of terraced house located just North of Northallerton High Street. Over three floors the accommodation comprises of a lounge with storage cupboard, an inner hallway, a cloakroom/w.c., a dining kitchen with patio doors to the garden, a galleried first floor landing, two first floor double bedrooms, a house bathroom/w.c., a second floor landing with storage cupboard and a second floor master bedroom. To the outside there is an enclosed rear garden and parking providing off street parking. With the added benefits of gas central heating & double glazing viewing is recommended to appreciate the size, location and presentation of the accommodation on offer.

EPC rating B.

Hambleton Council - Tax Band C

Tenancy - Initial 6 month lease

£1,100 PCM

SITUATION

Runnymede Way 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 Northallerton High Street head North proceeding straight over at the mini roundabout. Continue over the level crossing and again continue straight over the mini roundabout onto the Darlington Road, at the next roundabout take the first exit onto Kings Park and your first left then straight onto Runnymede Way where 22 is on the right hand side..

THE ACCOMMODATION COMPRISES

LIVING ROOM

14'95 x 11'88 (4.27m x 3.35m)



WC



KITCHEN/DINER
11'8 x 8'8 (3.56m x 2.64m)



FIRST FLOOR LANDING



BEDROOM TWO
10'38 x 11'9 (3.05m x 3.58m)



BEDROOM THREE
11'8 x 8'8 (3.56m x 2.64m)



BATHROOM



MASTER BEDROOM
21'18 x 8'47 (6.40m x 2.44m)



FRONT GARDEN & PARKING



REAR GARDEN



VIEWINGS

Having identified a potentially suitable property, we will arrange a viewing. Our office hours are 09:00 to 17:30 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.

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.

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.

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.

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.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 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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