James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855
www.jameswinn.co.uk
2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD
info@jameswinn.co.uk

5 Robin Way, Aiskew Bedale DL8 1FY

Available to let is this newly built Taylor Wimpey four bedroom, two bathroom detached house with a garage and is located on the Beaumont Gate development in Aiskew, Bedale. The accommodation comprises of an internal entrance porch, a good sized lounge leading onto a kitchen diner with patio doors to the rear garden, understairs storage cupboard and w.c. . From the lounge is the stairway leading to the first floor landing with a master bedroom with en-suite shower room/w.c, three further bedrooms and a house bathroom/w.c., a storage cupboard and loft access. To the exterior of the property there is a lawned front garden, an enclosed rear garden laid mainly to lawn and a driveway leading to the garage. Sorry no pets.

EPC B.
Hambleton Council - Tax Band D
Tenancy - Initial 6 month lease

£1,200 PCM

LOCATION

Located close to the market town of Bedale which offers amenities including a range of shops and leisure facilities, doctors, dentists, a weekly market and both primary and secondary schools. For commuting, the A1(M) is approximately one mile away and there is a mainline railway station at Northallerton. Northallerton the neighbouring main town 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, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

On leaving Bedale town centre, head along Bedale Road going towards Leeming Bar, turn left onto the new Beaumont Gate (Taylor Wimpey) estate. Turn left after the showroom house and the property is located on the left handside on the corner.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

LOUNGE
14'02 x 13'01 (4.32m x 3.99m)

DINING/KITCHEN
14'01 x 9'04 (4.29m x 2.84m)

CLOAKROOM/W.C.

FIRST FLOOR LANDING

MASTER BEDROOM
13'09 x 10'07 (4.19m x 3.23m)

EN-SUITE SHOWER ROOM/W.C.
7'08 x 5'05 (2.34m x 1.65m)

BEDROOM TWO
14'03 x 9'10 (4.34m x 3.00m)

BEDROOM THREE
9'06 x 9'05 (2.90m x 2.87m)

BOX ROOM/STUDY
7'03 x 5'05 (2.21m x 1.65m)

HOUSE BATHROOM/W.C.
7'05 x 6'07 (2.26m x 2.01m)

EXTERIOR

FRONT GARDEN

REAR GARDEN

DRIVEWAY & GARAGE

19'08 x 10'03 (5.99m x 3.12m)

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.

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.

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.

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.

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
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

James Winn Estate Agents

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022