



3 Elder View

Elder Road, Northallerton, DL6 1NH

£650 Per month



**** SECOND FLOOR 2 BED FLAT **** Open plan living and kitchen area | Modern kitchen and bathroom | Balcony off bedroom | Town centre location | Permit parking available

The property comprises an entrance hallway, open plan living area and kitchen, main bedroom with balcony, second bedroom, and bathroom.

The property benefits from electric heating, uPVC double glazing and telephone entry. The flat has superb access to the town centre being located just off the High Street. In addition, the property is connected for broadband and satellite TV.



Important Information

Sorry, no pets.

Council Tax Band A

Deposit - £650

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £150 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. 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 possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance with cleared funds prior to moving into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

Entrance Hall

Entrance via own doorway into entrance hallway with intercom system. Smoke alarm. Double doors open into built-in cupboard housing hot water tank and fuse box. Heatstore radiator.

Living Area

uPVC double glazed window to front elevation. Heatstore radiator. TV point.

Kitchen Area

Fitted in a range of base and wall mounted units with granite effect worktops and tiled splashbacks. Built in electric oven with four ring electric hob and stainless steel extractor hood above. Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Ceramic tiled floor.

Bedroom One

Upvc double glazed window to rear elevation. uPVC double glazed double doors open onto a covered balcony with safety screen. Heatstore radiator.

Bedroom Two

uPVC double glazed window to rear elevation. Heatstore radiator.

Bathroom

Three piece suite in white. Panelled bath with Triton electric shower over and glass shower screen. Pedestal wash hand basin. Low level WC. Extractor fan. Heatstore radiator. Ceramic tiled floor.

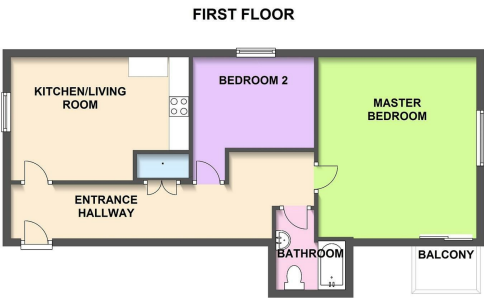
Outside

Parking permit available for parking on Elder Road. Bin store to rear of flats.

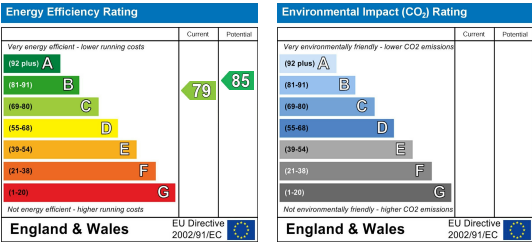
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.