







## **SOUTH VIEW**

South View is a stunning cottage situated in the popular, pretty village of Hunton. The living room has hardwood flooring, beamed ceiling and a window seat, this leads to the bespoke fitted kitchen, including an integrated fridge, oven, hob, extractor and dishwasher.

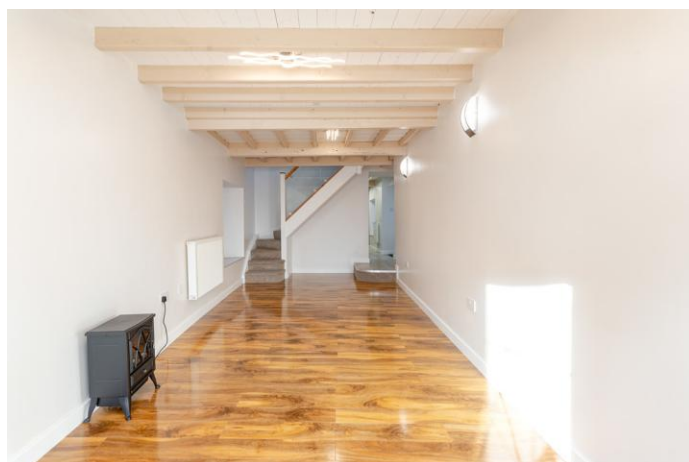
To the first floor, there are two bedrooms with vaulted ceilings and a smaller study/box room. There is a contemporary shower room with skylight.

Externally there is a well stocked front garden, which overlooks the play park, the rear garden is enclosed with a handy summer house with light and power for use in all seasons. As an added feature, there is a multi purpose utility room/wc, which would be great for entertaining guests as a second kitchen.

## **LOCATION**

Hunton is a quaint village, approx. 3 miles south of Catterick Garrison and approx. 6 miles north west of Bedale. The village itself has local amenities including a combined post office/village shop and The Countryman's Inn, a pub, and restaurant. The village also has a primary school, the Hunton and Arrathorne Community Primary School.

In 1985 the landlord of the pub started a small traction steam engine gala in the village. It has since become a yearly event and has outgrown the original showground in the village. The Hunton Steam Gathering is now a popular annual event.



## IMPORTANT INFORMATION

Postcode: DL8 1QH

Style of property: Quaint characterful cottage.

Council tax band: C - North Yorkshire Council

EPC Rating: E.

Heating type: Electric heating.

Parking: There is parking on road on a first come first served basis.

Appliances included: Integrated oven, hob, extractor, fridge and dishwasher.

Pets: One small pet will be considered subject to an extra £25 rent pcm.

Term: The landlord is looking for an initial 6 month tenancy which will be reviewed from there.

Available from: Immediately.

What3words: //storage.footpath.good

## WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND....

IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

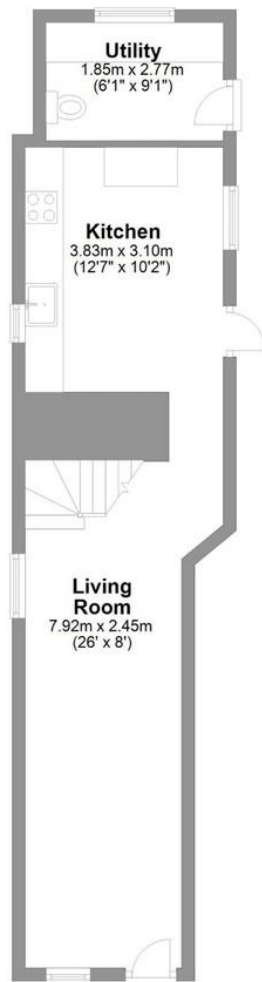
**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £25,500.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£196.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will

be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

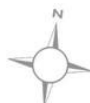
**Deposit:** The bond for this property is £980.00 This will be refunded at the end of the tenancy subject to terms and conditions.





**Ground Floor**

Approx. 40.8 sq. metres (439.6 sq. feet)



## South View Hunton

Total area: approx. 77.9 sq. metres (838.2 sq. feet)



**First Floor**

Approx. 37.0 sq. metres (398.6 sq. feet)



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# LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd