





THE BARLEY

A superbly presented three storey home, perfect for those needing space. The versatile accommodation can be utilised according to your families needs. Enter through the long hallway which has tiled flooring making it convenient for muddy boots and shoes. There is a handy cloaks/wc which is great for guests and potty training the young ones! The contemporary fitted kitchen includes an oven, hob and extractor fan and has room for a small breakfast table. Lastly to the ground there is a spacious room which could be utilised as a living room or alternatively a dining room to compliment the kitchen, with a door leading out to the rear garden, making this a perfect room to enjoy family mealtime. The staircase leads to the first floor landing which has the modern family bathroom. There are two further rooms to this floor, the largest of which could be used as the main living room or the main bedroom, the smallest of the two rooms could be used as a bedroom, study or nursery. To the top floor there are two spacious double bedrooms which would be ideal for teenagers needing their own space. There is a superb large storage area which adjoins the two rooms and is a wonderful quirky but useful feature.



To the rear of the property is a easily maintained, enclosed garden which is laid to lawn and offers a safe environment for children to play, as well as a small patio area. The property also comes with a parking space.

LOCATION

The Barley is located in the popular village of Scotton situated on the outskirts of the garrison giving the feel of country living with the convenience of having amenities nearby. The Princes Gate shopping centre is a short drive away and has a 7 screen cinema, shops, bars, restaurants and a 3 pool leisure centre. The thriving area also provides convenient links to the A1 north and south making this the ideal base for travelling throughout the region.

IMPORTANT INFORMATION

Postcode: DL9 3NB

Style of property: Townhouse.

Council tax band: C - North Yorkshire Council

EPC Rating: B.

Heating type: The property is heated via gas central heating.

Parking: There is one parking space with the property.

Appliances included: The property comes with an integrated oven, hob and extractor.

Pets: Unfortunately pets will not be considered at this property.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words: /////viewing.height.node

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

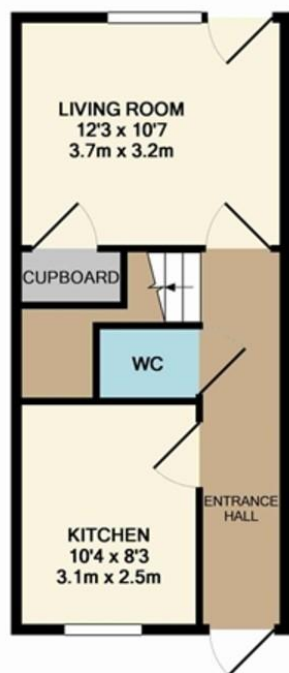
IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.



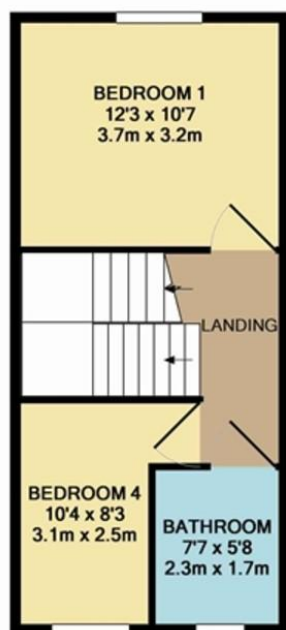
Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £25,500.

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.

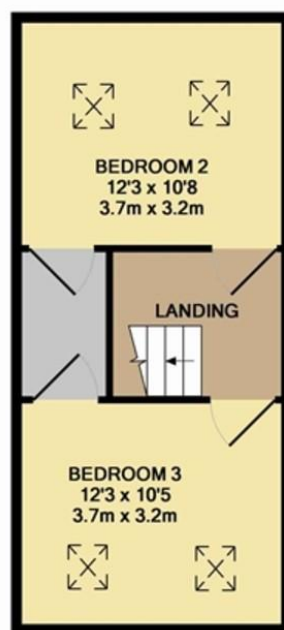
Deposit: The bond for this property is £980.00 This will be refunded at the end of the tenancy subject to terms and conditions.



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.6 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
Made with Metropix ©2016



01748 834 373
lets@lovepropertyuk.co.uk
find us on Facebook
@lovingproperty

Catterick Garrison

18 Richmond Road, Catterick
Garrison, North Yorkshire YO21 2AA
Love Property UK Ltd

Company Registration No. 6779915

www.lovepropertyuk.co.uk