





THE BOTHY

A deceptively spacious stone built cottage situated on the edge of the delightful village of Brompton on Swale. The cosy living room has a lovely log burner and stone flooring, there is a good size dining kitchen and utility area, there is a downstairs bedroom with en-suite shower room and to the first floor there is a further double bedroom, a small guest bedroom and the main bathroom. There is parking for a couple of cars and a small front garden. This lovely property is available now.

LOCATION

The Bothy is set back from the main road which runs through Brompton On Swale, a popular village just a few miles south of the historic market town of Richmond and Catterick Garrison. The village benefits from a primary school, two pubs and a village shop and has close access to the A1 making it ideal for commuting.

IMPORTANT INFORMATION

Postcode: DL10 7HE.

Style of property: Quaint cottage.

Council Tax Band: C - North Yorkshire Council.

EPC Rating: D.

Heating: Gas fired central heating.

Glazing: Double glazing throughout.

Parking: There is parking with the property.

Pets: Pets may be considered on a case by case basis.

Term: The landlord is looking for long term tenants.

Available from: Immediately

What3words:///aced.innovate.trailer



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 QUESTIONAIRE, 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 £27,750.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£213.00) 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.

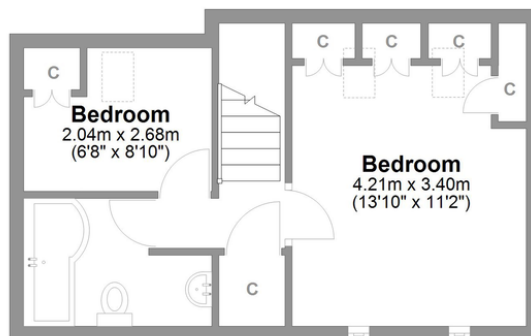
Deposit: The bond for this property is £1,067.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



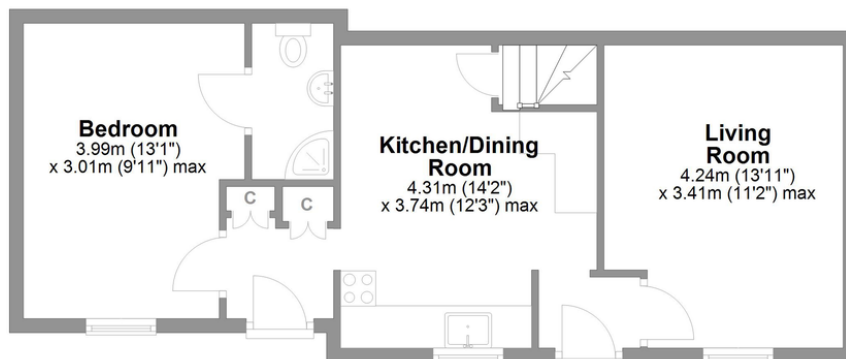
Richmond Road Brompton on Swale

Total area: approx. 79.2 sq. metres (852.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



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

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