



53 RIVERSLEA

Stokesley, North Yorkshire TS9 5DE



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 53 RIVERSLEA

Stokesley, North Yorkshire TS9 5DE

53 Riverslea is a three bedroom, semi detached family home decorated neutrally throughout, with garden and garage.

the spacious accommodation comprises entrance hall, double reception providing living and dining rooms, breakfast/kitchen, cloakroom/w.c and conservatory.

To the first floor, there are three bedrooms and family bathroom.

Externally, there are gardens to the front and rear plus driveway parking, integral garage and gas central heating.



**GSC GRAYS**

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### Situation & Amenities

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Durham Tees Valley, Newcastle and Leeds Bradford. This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven, with College Square at one end and West Green at the other. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre and hotel. Stokesley also offers primary and secondary schools and several churches.

### Description

The accommodation comprises entrance hall, double reception providing living and dining rooms, breakfast/kitchen, cloakroom/w.c and conservatory.

To the first floor, there are three good-sized bedrooms and family bathroom.

Externally, there are gardens to the front and rear plus driveway parking, integral garage and gas central heating.

### Terms & Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six months at a rental of £925 per calendar month payable in advance by standing order. In addition, a bond of £1067 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority & Council Tax

Hambleton District Council.

For Council tax purposes this property is branded band C

### Services and Other Information.

The property is served by gas fired central heating with mains drainage, water, electricity and gas.

### Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

### Particulars and Photographs

Particulars updated August 2020.

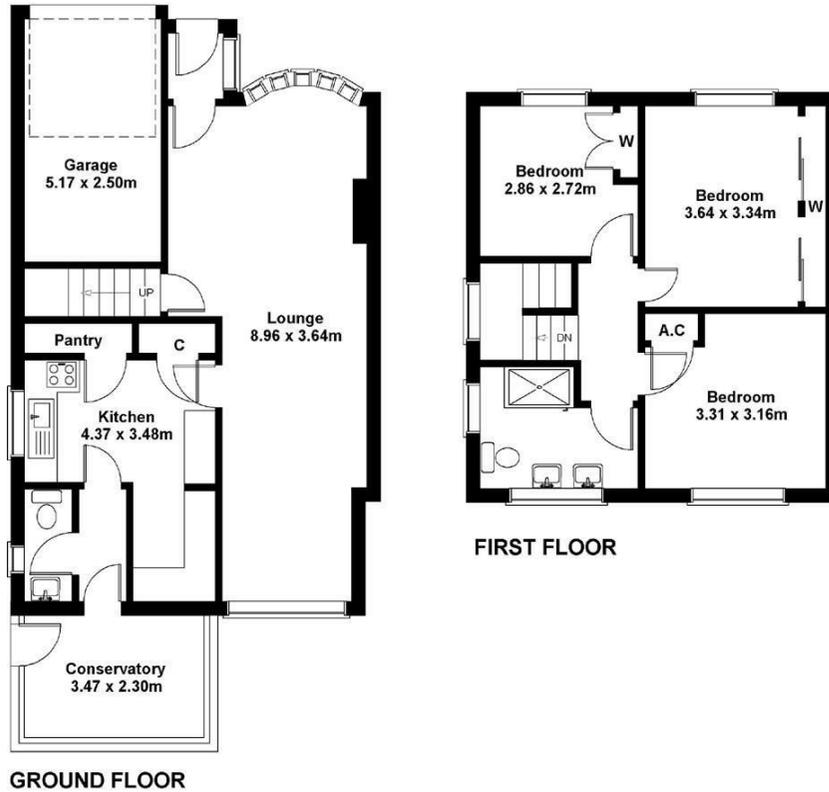
### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.

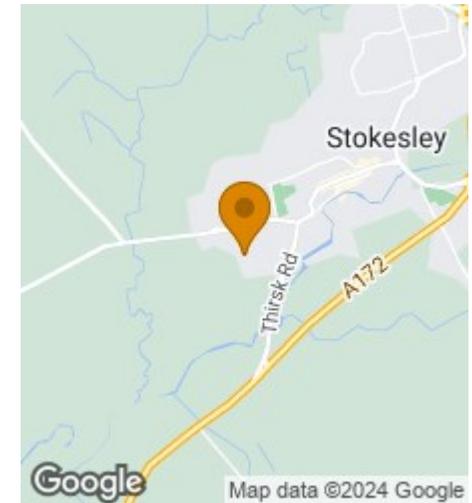


## 53 Riverslea Stokesley



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
www.potterplans.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.