



HALL LODGE
Crathorne, Yarm



HALL LODGE CRATHORNE

Yarm, TS15 0AR

A three bedroom bungalow in the village of Crathorne within a 10 minute drive to the popular market town of Yarm.

The accommodation briefly comprises of: Living room, kitchen, three bedrooms and house bathroom. Gardens to three sides with parking to the rear.



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Location and Amenities

Middlesbrough 10 miles, Darlington 15.4 miles, Stokesley 6.9 miles, Northallerton 14.5 miles, Thirsk 18 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: Teesside International, Newcastle and Leeds Bradford.

The village of Crathorne benefits from its own village shop, cricket field, church and pub, The Crathorne Arms and the popular Five Houses Farm shop and kitchen restaurant. The village is situated close to the popular market town of Yarm which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school, and excellent independent schools in both Yarm and Eaglescliffe.





Description

A detached single storey bungalow with spacious living room with open fire. The kitchen has been fitted with a new modern green range of base and wall units with contrasting work surfaces. The layout incorporates a sink with mixer tap, electric oven, hob with extractor, built-in fridge freezer and dishwasher, with the pantry/utility room allowing space for a washing machine. The property benefits from two good-sized double bedrooms along with a smaller single bedroom, a bathroom with white suite comprising of bath with shower over, hand basin and W.C. Externally, the property is bordered by a traditional iron fencing with lawns to three sides together with parking and a private driveway to the rear.

Terms and conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1,100 per calendar month, payable in advance by standing order. In addition, a deposit of £1,269 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 week's 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 month's 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 insuring their own contents.

Smoking & Pets

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

Smoking is prohibited inside the property.

Local Authority and Council Tax

The council is North Yorkshire County Council.

For Council Tax purposes the property is Band E

Services and Other Information

The property is served by Oil central heating, with mains electricity, private water supply and sewage treatment plant.

Viewings

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

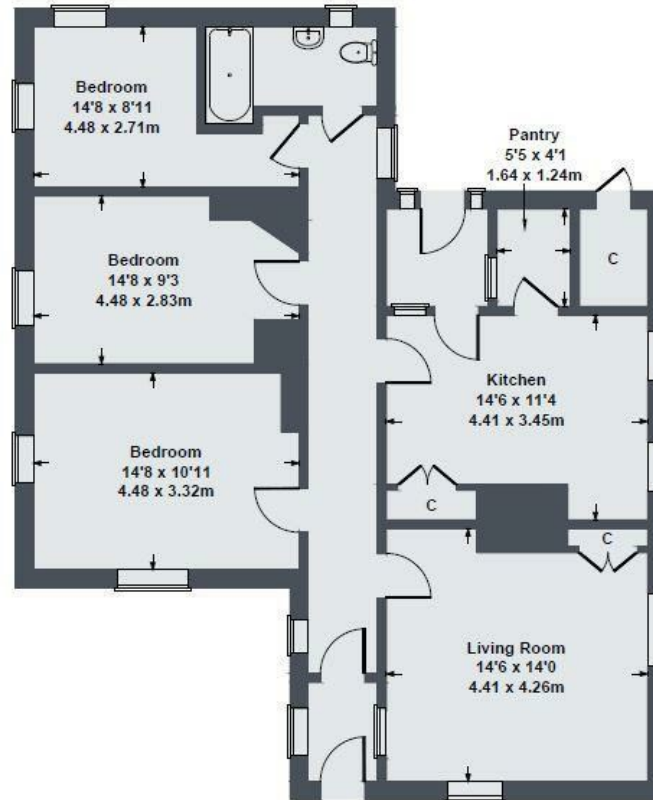
Particulars and Photographs

Particulars written August 2024

Photographs taken August 2024

Hall Lodge, Crathorne, TS15 0AR

Approximate Gross Internal Area
1087 sq ft - 101 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.