



THE GALLERY

LOW ROW, SWALEDALE, DL11 6PE

£535 PCM

A Modern First Floor Flat forming part of an Old Wesleyan Church within picturesque Swaledale. YORKSHIRE DALES LOCAL OCCUPANCY RESIDENCY RULES APPLY. Entrance Hall, Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Parking, Electric Heating, Double Glazing. SORRY NO PETS. EER 71. Council Tax Band C.

NORMAN F. BROWN

Est. 1967

THE GALLERY

- Modern First Floor Flat • 2 Double Bedrooms • Electric Heating • Local Occupancy Rules Apply • Parking • Unfurnished • Double Glazing • Sorry No Pets



DESCRIPTION

A Modern First Floor Flat forming part of an Old Wesleyan Church within picturesque Swaledale. YORKSHIRE DALES LOCAL OCCUPANCY RESIDENCY RULES APPLY. Entrance Hall, Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Parking, Electric Heating, Double Glazing. SORRY NO PETS. EER 71. Council Tax Band C.

LOCAL OCCUPANCY CRITERIA

Yorkshire Dales Local Plan 2015-30 – Appendix 5 – Local occupancy criteria

An occupying household is required to comply with one of the following criteria, at the point of occupancy:

i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family;

ii) A head of household who is or whose partner is in or is taking up full-time permanent

employment or self employment, within the National Park (or in another part of a parish split by

the National Park boundary). Where a person is employed in a business that operates in multiple

locations, their employment activities should take place predominantly inside the National Park;

iii) A household that has a child at a school within the National Park;

iv) Householders currently living permanently in a dwelling which is either shared but not self

contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and

which is within the National Park (or in another part of a parish split by the National Park

boundary);

v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who

already live permanently within the National Park (or in another part of a parish split by the

National Park boundary;

vi) Persons having to leave tied accommodation within the National Park (or in another part of a

parish split by the National Park boundary);

vii) Former residents of the National Park (or of another part of a parish split by the National Park

boundary) whose case is accepted in writing by the Authority as having a need to return to the

National Park.

GENERAL INFORMATION

TERM 6 months (Assured Shorthold Tenancy) then rolls on, on a monthly basis until terminated by either the tenant or the landlord.

RENT £535 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process

Rent4sure will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £615.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account at least 48 hours before sign up. (Please note that we cannot accept card payments).

RESTRICTIONS No Smokers or Pets.

COUNCIL TAX BAND C. This website shows you the annual charge <https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/>

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance. Rent4sure can assist you with cover, call 0333 0000165.

APPLICATION PROCESS

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pay(s) a holding deposit to

ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFBrown Richmond Clients Acc, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

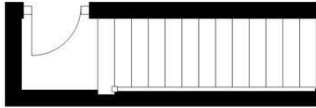
As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

THE GALLERY



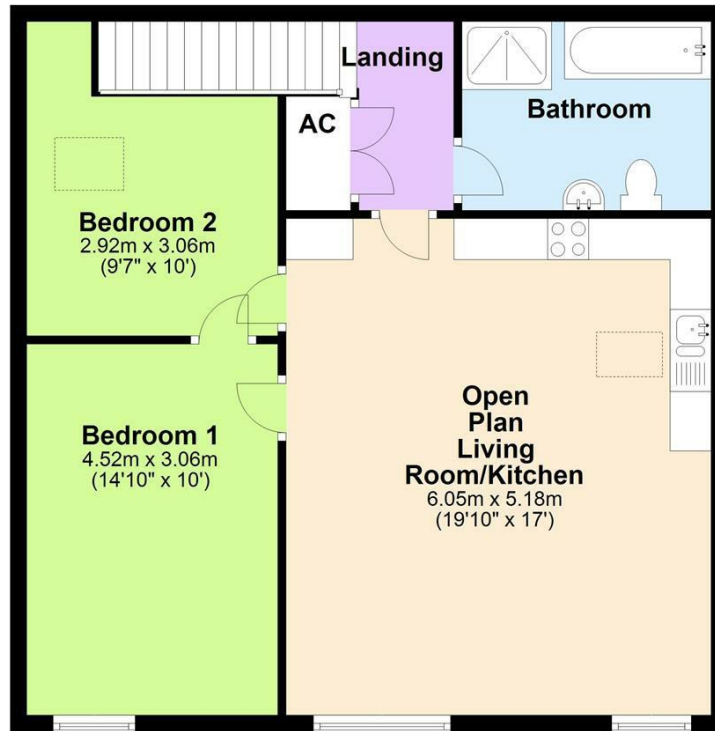
Ground Floor

Approx. 3.0 sq. metres (31.8 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Lettings
 14 Queens Road
 Richmond
 North Yorkshire
 DL10 4AG

01748 822473
 richmond@normanfbrown.co.uk
 www.normanfbrown.co.uk

