



## EDGE VIEW

MILL LANE, REETH, SWALEDALE, DL11 6SQ

£750 PCM

A Nicely Positioned Well Presented Detached Cottage enjoying a tucked away location and lovely views. Entrance Hall, Lounge, Study, Newly Fitted Kitchen/Dining Room, Utility Room, Ground Floor Bathroom/WC, 2 Double Bedrooms each with En-Suite Shower Rooms, Rear Patio Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band D. EER E40.

**NORMAN F. BROWN**

Est. 1967



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• DETACHED • 2 DOUBLE BEDROOMS  
EACH WITH EN-SUITE • LOVELY  
VIEWS • TUCKED AWAY • NEWLY FITTED  
KITCHEN • OIL CENTRAL HEATING • UPVC  
DOUBLE GLAZING



### DESCRIPTION

A Nicely Positioned Well Presented Detached Cottage enjoying a tucked away location and lovely views.

Entrance Hall, Lounge, Study, Newly Fitted Kitchen/Dining Room, Utility Room, Ground Floor Bathroom/WC, 2 Double Bedrooms each with En-Suite Shower Rooms, Rear Patio Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band D. EER E40.

### 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 £750 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process the referencing agency 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 £865.

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 Smoking.

COUNCIL TAX BAND D. 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.

### 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](mailto:admin@tpos.co.uk), website  
[www.tpos.co.uk](http://www.tpos.co.uk)

Our clients account details are as follows: NFB & DB  
& JF Brown Clients Account, Barclays Bank, 55  
Market Place, Richmond, N.Yorkshire, DL10 4JH.  
This account is not interest bearing.

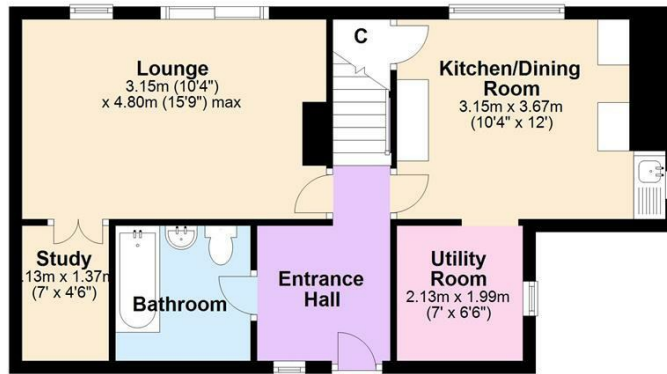
As members of the Royal Institution of Chartered  
Surveyors (RICS) we carry out a monthly  
reconciliation of our clients account and are activities  
are subject to monitoring under the institutions  
conduct and disciplinary regulations. The RICS  
operates a clients money protection scheme of which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

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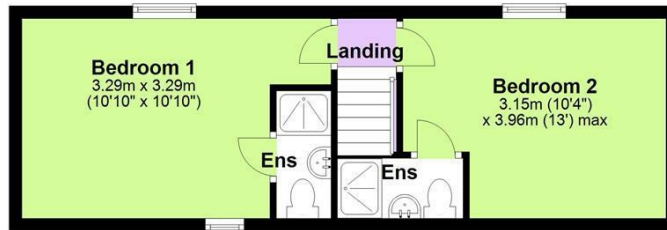
### Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



### First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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

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