



## 11A ST. MATTHEWS TERRACE

LEYBURN, DL8 5EL

£995 PCM

A Most Attractive Victorian Property providing Spacious and Well Presented Accommodation over three floors with open aspect and far reaching views, and within walking distance of Leyburn Market Place. Shared Entrance Lobby, Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 4 Double Bedrooms, 2 En-Suite Bathrooms, Family Bathroom/WC, Front Garden, Parking for 2 cars to the rear, Gas Fired Central Heating. Council Tax Band D. EER D62.

**NORMAN F. BROWN**

Est. 1967



# 11A ST. MATTHEWS TERRACE

- SPACIOUS VICTORIAN PROPERTY • 4 DOUBLE BEDROOMS • 2 EN-SUITES • PARKING FOR 2 CARS • FRONT GARDEN • ESTABLISHED HOLIDAY LET HISTORY • HANDY FOR LEYBURN MARKET PLACE • GAS CENTRAL HEATING • NO ONWARD CHAIN



## DESCRIPTION

A Most Attractive Victorian Property providing Spacious and Well Presented Accommodation over three floors with open aspect and far reaching views, and within walking distance of Leyburn Market Place. Shared Entrance Lobby, Lounge, Kitchen/Dining Room, Rear Hall, Cloakroom/WC, 4 Double Bedrooms, 2 En-Suite Bathrooms, Family Bathroom/WC, Front Garden, Parking for 2 cars to the rear, Gas Fired Central Heating. Council Tax Band D. EER D62.

## ENTRANCE LOBBY

Doors to 11 St Matthews Terrace and 11A St Matthews Terrace. Entrance door to front.

## LOUNGE

Picture rail, coving, feature original marble fireplace surround with glazed tiles and gas fired stove, pine boarded floor, radiator. Bay window to front. Doors to Entrance Lobby and Kitchen.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers with under lighting, LEISURE range style gas cooker with 7 ring hob, double ovens and separate grill, stainless steel extractor hood over, INDESIT washing machine, INDESIT slim dishwasher, HOTPOINT fridge/freezer, ceramic tiled floor, under stairs cupboard with hatch to cellar (not inspected). Window to rear. Doors to Lounge and Rear Hall.

## REAR HALL

Ceramic tiled floor, radiator, cupboard containing wall mounted gas fired boiler, stairs to first floor. Entrance door to rear with double glazed panels. Doors to WC and Kitchen.

## CLOAKROOM/WC

Wash hand basin with tiled splash back, wc, ceramic tiled floor. Window to rear. Door to Rear Hall.

## LANDING

Doors to Bedroom 1, Bedroom 2 and Family Bathroom.

## BEDROOM 1

Coving, radiator, pine boarded floor, pine mantle and marble effect fireplace surround, understairs storage cupboard. Bay window to front. Door to Landing.

## BEDROOM 2

Coving, pine boarded floor, radiator. Window to rear. Doors to En-Suite and Landing.

## EN-SUITE BATHROOM/WC

Pedestal wash hand basin, panelled bath with shower over and screen, wc, ceiling halogen spotlights, extractor fan, pine boarded floor. Window to rear. Door to Landing.

## LANDING

Loft hatch. Doors to Bedroom 3 and Bedroom 4.

## BEDROOM 3

Pine boarded floor, radiator, sky light window to rear. Steps down to En-Suite. Door to Landing.

## EN-SUITE BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, wc, radiator, pine boarded ceiling, pine boarded floor, loft hatch. Window to rear. Steps up to Bedroom 3.

## BEDROOM 4

Radiator, pine boarded floor. Double glazed dormer window to front. Door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with shower over and folding glass screen, extractor fan, wc, ceiling halogens, radiator, pine boarded floor, airing cupboard with hot water cylinder. Door to Landing.

## FRONT GARDEN

Lawn, flower beds, shrubs, entrance path over which 11 St Matthews Terrace also have access.

## TO THE REAR

Parking for 2 cars, security light, electric car charger point.

## SERVICES

Mains electricity, gas, water and drainage.

## 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 £995 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 £1,145.

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. A pet may be considered.

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

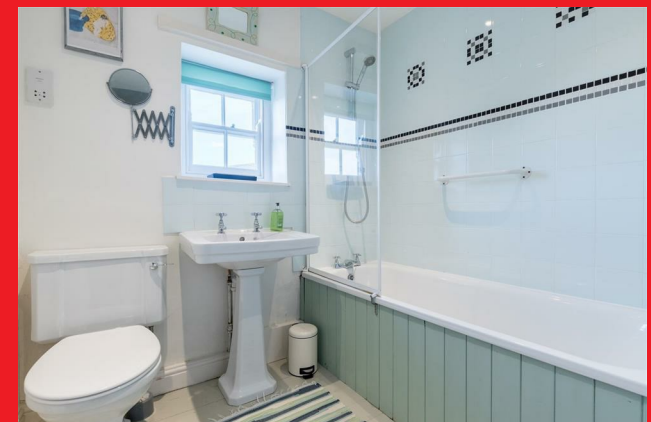
All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to 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).

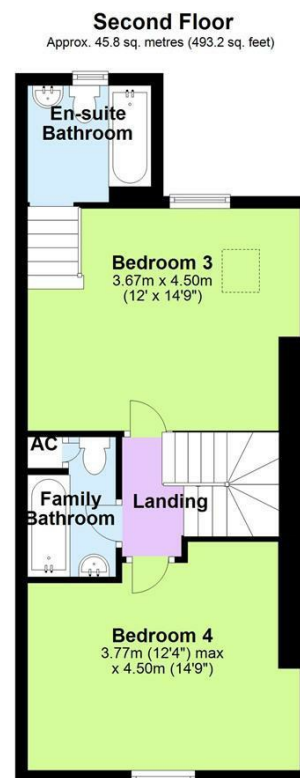
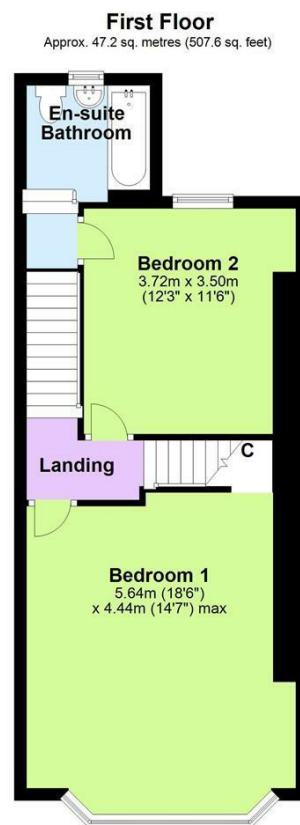
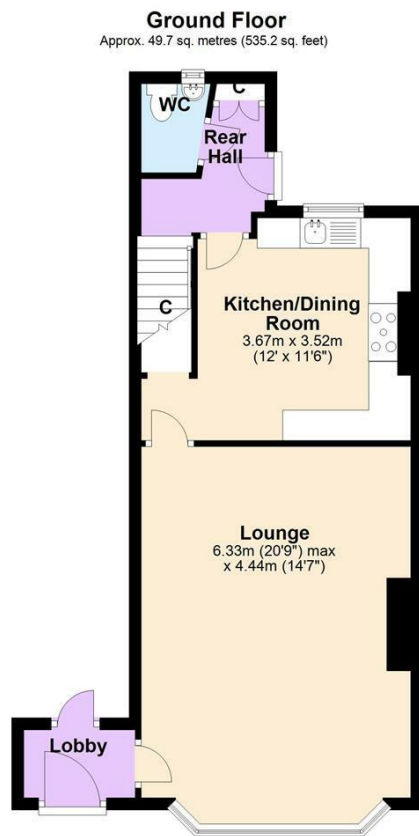
We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email [admin@tpos.co.uk](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://www.tpos.co.uk)

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).

## 11A ST. MATTHEWS TERRACE





Total area: approx. 142.7 sq. metres (1536.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

**NORMAN F.BROWN**

Est. 1967