



YANAGH HOUSE

HACKFORTH, BEDALE, DL8 1NU

£1,100 PCM

A spacious and well presented three double bed roomed Detached home with oil fired central heating system, double glazed windows and underfloor heating to the ground floor. The property enjoys attractive views to the front towards the Hambleton Hills and to the rear over open fields towards Hornby Castle Deer Park. The property also benefits from attractive well maintained gardens, stylish and modern accommodation and viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

YANAGH HOUSE

- Strictly No Pets • No Smoking • Council Tax Band E • EPC Rating C (73) • Holding Deposit: £253 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1265



TERM

6/12 Months Certain (Assured Shorthold Tenancy).

RENT

£1100 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£253 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1265

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

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, pays 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: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. 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 activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

No Smokers. Strictly No Pets.

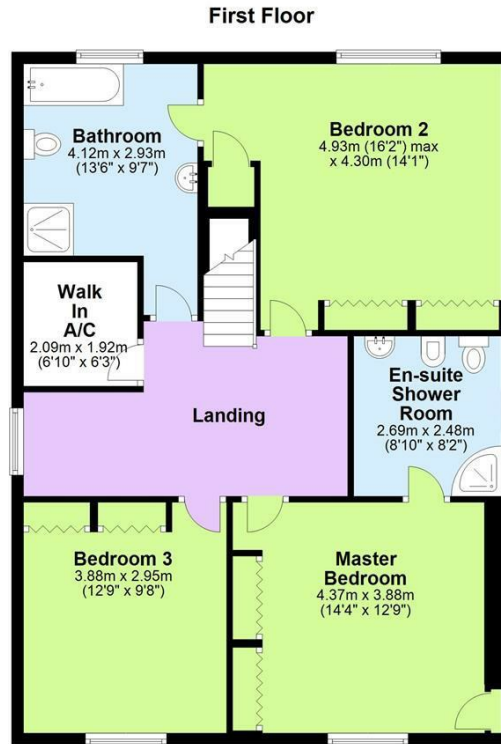
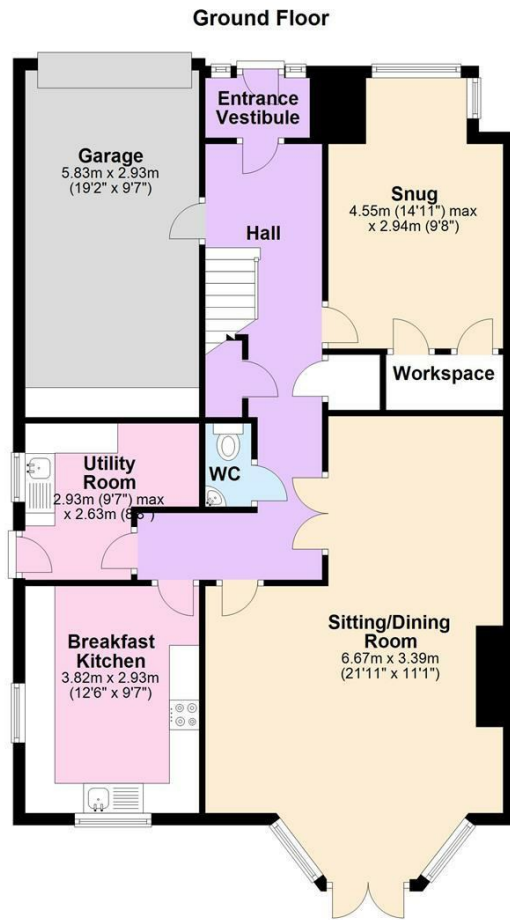
Please note you must have earnings/income of £33,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE

FIRST MONTH'S RENT AND BOND TO BE PAID BY
DIRECT TRANSFER INTO OUR CLIENTS
ACCOUNT IN ADVANCE OF THE TENANCY START
DATE

YANAGH HOUSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	73	82
	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

Bedale Office Lettings
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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