



## 39 ROBIN WAY

AIKEW, BEDALE, DL8 1FY

£950 PCM

A superb, recently built three bedroom semi detached home located on Beaumont Gate in Aiskew. The property has a great layout, ideal for modern lifestyles with a hallway, downstairs WC, sitting room & kitchen diner (with integral appliances) to the ground floor and three excellent bedrooms including a main bedroom with ensuite and house bathroom to the first floor. Outside is off street parking for two cars and a lawned rear garden with paved patio seating area.

**NORMAN F. BROWN**

Est. 1967

## 39 ROBIN WAY

• STRICTLY NO PETS • No Smoking • Council Tax Band C • EPC Rating B (85) • Holding Deposit: £219 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1095



### AGENTS NOTE

Please note Beaumont Gate is part of New Build development that is still being built.

### TERM

6/12 Months Certain (Assured Shorthold Tenancy).

### RENT

£950 per calendar month in advance, exclusive of rates and all other outgoings.

### HOLDING DEPOSIT

£219 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

### BOND

£1095

### 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](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 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 are 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

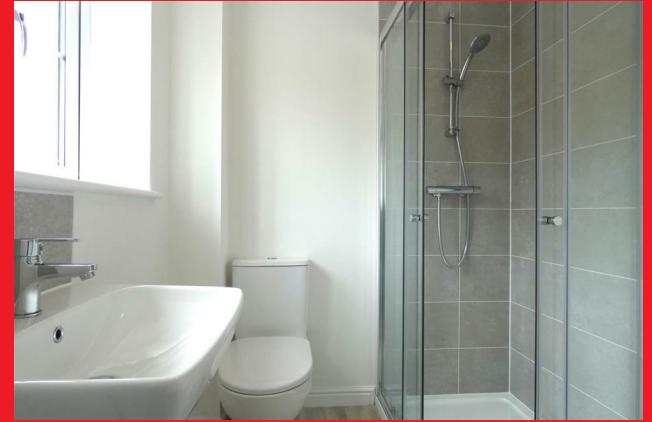
No Smokers. STRICTLY NO PETS.

Please note you must have earnings/income of £28,500 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

## NOTE

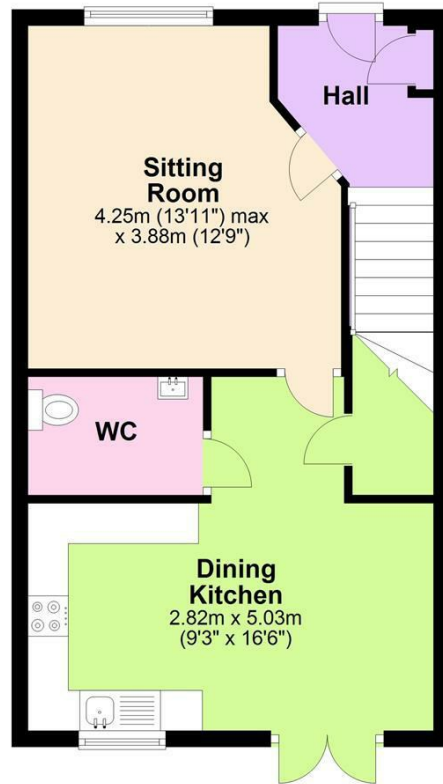
FIRST MONTH'S RENT AND BOND TO BE PAID BY  
DIRECT TRANSFER INTO OUR CLIENTS  
ACCOUNT IN ADVANCE OF THE TENANCY START  
DATE

## 39 ROBIN WAY



## Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 85                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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

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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