



## THE PIGEON LOFT

CRAKEHALL, BEDALE, DL8 1HW

**£625 PCM**

Stone Built Character Studio Cottage situated in a quiet position in the popular village of Crakehall which is approximately 3 miles from Bedale. The property is ideal for a single person, well appointed throughout and comprises, Open Plan Living Kitchen with cooker and fridge, Bedroom with Shower Room off, double glazing, log burning stove and night storage heater. NO GARDEN, NO RESERVED PARKING.

**NORMAN F. BROWN**

Est. 1967

# THE PIGEON LOFT

- Ideal for Single Occupancy • NO GARDEN, NO PARKING • 1 Cat considered (No Dogs) No Smoking • EPC Rating D (55) • Council Tax Band A • Holding Deposit: £144 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £720



## TERM

6/12 Months Certain (Assured Shorthold Tenancy).

## RENT

£625 per calendar month in advance, exclusive of rates and all other outgoings.

£635 per calendar month in advance, exclusive of rates and all other outgoings if the Landlord agrees to the tenant having a cat.

## HOLDING DEPOSIT

£144 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

## BOND

£720

## 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

Ideal for Single Occupancy. No Smokers. 1 Cat (no dogs) will be considered subject to the rent terms above.

Please note you must have earnings/income of £18,750 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

#### NOTE

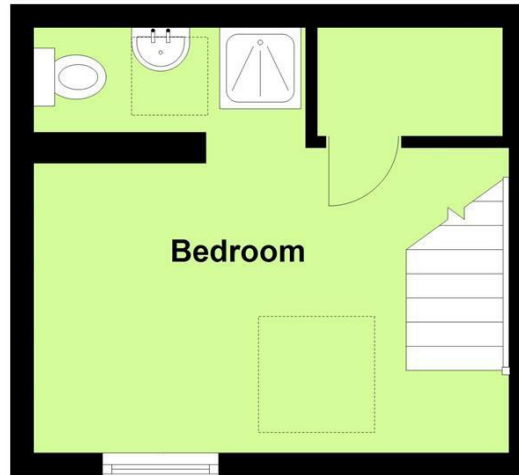
FIRST MONTH'S RENT AND BOND TO BE PAID BY  
DIRECT TRANSFER INTO OUR CLIENTS  
ACCOUNT IN ADVANCE OF THE TENANCY START  
DATE

## THE PIGEON LOFT

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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