



5 CONNAUGHT TERRACE

BEDALE, DL8 2DH

£1,000 PCM

A well presented period terraced house and conveniently situated for Bedale town centre and local schools comprising, lounge/dining room, kitchen, 3 bedrooms, bathroom/WC, front and rear gardens, outside store, gas central heating.

NORMAN F.BROWN

Est. 1967

5 CONNAUGHT TERRACE

- RENT - £1010pcm in advance, exclusive of rates/all outgoings if the Landlord agrees to a small pet • A Small Pet will be considered subject to the rent terms • EPC Rating D (63) Council Tax Band B • Holding Deposit: £230 (equiv to 1 weeks rent) transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1150 • No Smoking



DESCRIPTION

On entering through the timber front door with single glazed panels the entrance hall has exposed pine boarded flooring, coving and a door to the dining room which is open to the living room by an archway. The living room has a cast iron open fireplace with decorated tiled surrounds and a feature mantle. The kitchen is accessed from the dining room and has a stainless one and half bowl sink unit with a mixer tap, beech effect laminate work surfaces, light grey cupboards and drawers with under lighting, electric cooker, glass splashback, stainless steel/glass extractor hood over, fridge/freezer space, built in Hotpoint dishwasher, plumbing for washing machine, tumble dryer space, stone flagged floor, ceiling halogens, coving, kick space plinth heater and timber framed single glazed sash windows to side. There is also a timber external door to side with double glazed panel.

To the first floor the landing leads to two double bedrooms, a single bedroom and the bathroom. There is also access to the part boarded loft space with a drop down hatch and pull down ladder, there is also a light to the loft. The bathroom has a roll top bath with mixer tap and separate head and hose attachment, pedestal washbasin, large shower cubicle with glass door, WC, Travertine tiled walls, chrome heated towel ladder, wall mounted Baxi gas fired combi condensing boiler installed in 2022,

electric shaver point, and ceramic tiled floor.

Outside

The front is enclosed by a privet hedgerow, brick wall and timber fencing comprising lawn, flower beds, concrete path to front door and on street parking.

The private rear garden has two stone flagged patios, lawn, security lighting, cold water tap, timber garden shed. A gravelled path with a gate leads to a brick built store with power connected, two single glazed windows and timber double doors. A grass lane providing shared access to each property's back garden in the terrace which leads around and onto the main road.

TERM

6/12 Months Certain (Assured Shorthold Tenancy).

RENT

£1000 per calendar month in advance, exclusive of rates and all other outgoings.

£1010 per calendar month in advance, exclusive of rates and all other outgoings if the Landlord agrees to the tenant having a small pet.

HOLDING DEPOSIT

£230 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1150

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 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. 1 SMALL PET will be considered subject to the rent terms above.

Please note you must have earnings/income of £30,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

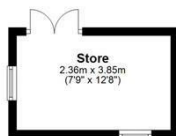
NOTE

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

5 CONNAUGHT TERRACE



Ground Floor
Approx. 61.4 sq. metres (660.7 sq. feet)



First Floor
Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 108.9 sq. metres (1172.2 sq. feet)



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

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