



36 Friars Close

Northallerton, DL6 2FA

TO LET £850PCM

A modern Three Bedroom, Two Bathroom Semi-Detached Family Home located on the Persimmon Homes development off Darlington Road. This property boasts neutral carpets and decoration, modern kitchen and bathrooms in addition to an integral single garage and low maintenance rear garden. Viewing recommended. Furnishings optional.

- Modern Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Low Maintenance Gardens
- Integral Garage and Off Street Parking



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The property is accessed via a composite front door into a useful entrance porch. A door leads to the living room with window to front, under stairs store cupboard, stairs to the first floor and door to the kitchen diner. The kitchen comprises grey wall and floor units with contrasting worktops, a stainless steel sink, two windows to the rear and French doors to the rear garden. Integrated appliances include a fridge freezer, electric oven with gas hob and extractor over. There is space for a dining table and also a utility area with the gas central heating boiler and integrated washing machine. A door leads to a large downstairs WC/Cloakroom.

Upstairs, there are 3 double bedrooms, one with an ensuite shower room. The modern family bathroom comprises a bath with shower over, pedestal sink and WC. There are two fitted cupboards on the landing and access to the loft.

The rear garden is enclosed in timber fencing and is laid mainly to lawn with a small patio area. To the front of the property there is off street parking for two vehicles and an integral single garage with electric power and light. There are attractive views over open fields to the front of the property.

The landlord is open to leaving the property furnished if this is of interest to tenants.

Council Tax Band C

EPC Rating B

RENT

Payable per calendar month.

DEPOSIT

£980.76 through Deposit Protection Service or Zero Deposit Scheme Available at the landlord's discretion.

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

SERVICES

The Tenant will be responsible for paying for all the main services.

PERIOD OF LETTING

Long term.

INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

SMOKING

Tenants are asked to observe a No Smoking policy inside the property.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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