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75 Cotswold Street, Brompton Northallerton DL6 2BX

Available to let: this beautifully presented 3-bedroom, 3-bathroom semi-detached home. Set in a sought-after location, this property offers spacious accommodation over two floors and has ease of access to road links for the average commuter. The ground floor comprises of a modern kitchen with fitted appliances, lounge and downstairs w/c. To the first floor, a master bedroom with en-suite and fitted wardrobes, a double bedroom, a further bedroom and house bathroom w/c. Externally, there is a rear garden with decking, laid to lawn and fenced boundaries. To the front there is a driveway with parking space for multiple vehicles.

Minimum 6 months let.

Available from 25/05/2025.

EPC - B

Council Tax - C

PETS ALLOWED

£1,100 PCM

LOCATION

Cotswold Street is located in Brompton which offers a local shop, two public houses and several places of worship. Nearby Northallerton town which offers a range of facilities and amenities, close to road links such as the A1M and A19 both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then at the new roundabout take the first exit. Take the first right onto Cotswold Street, take the next right, then proceed left and follow the road around where you will take another left. Go past the next left turn and the property is on your left hand side.

LIVING ROOM

13'11" x 12'2" (4.26 x 3.71)

With front facing double glazed window and a radiator.



KITCHEN/ DINING ROOM

9'4" x 15'5" (2.86 x 4.72)

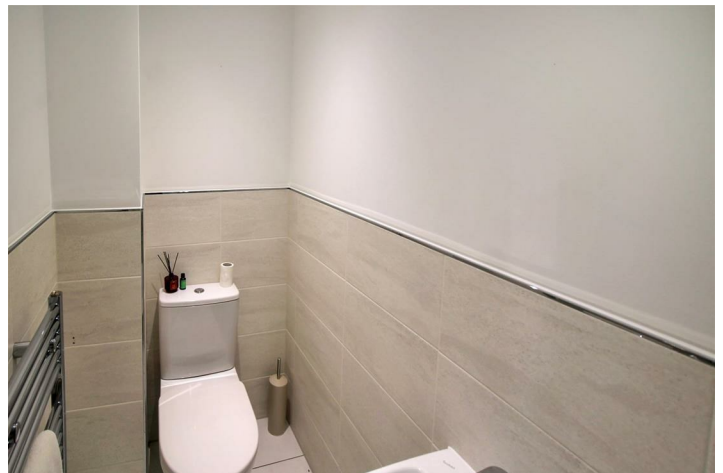
With integrated appliances to include; fridge freezer, dishwasher, oven and grill, electric hob, washing machine and dryer, wall drawer and base units, one and a half bowl stainless steel sink, rear facing double glazed window and patio doors and radiator.



DOWNSTAIRS W/C

6'0" x 3'3" (1.83 x 1.01)

With low level w/c, wash hand basin and towel rail.



MASTER BEDROOM

9'2" x 9'6" (2.81 x 2.92)

With fitter wardrobes, front facing double glazed window and a radiator.



EN-SUITE

5'4" x 5'4" (1.65 x 1.64)

With shower, low level w/c, wash hand basin, front facing double glazed window and towel rail.



BEDROOM 2

10'9" x 8'7" (3.29 x 2.63)

With the option to keep the single bed and wardrobe as seen in the photo, rear facing double glazed window and a radiator.



HOUSE BATHROOM

6'6" x 5'6" (2 x 1.68)

With an electric shower over bath, low level toilet, wash hand basin and a towel rail.



BEDROOM 3

11'7" x 6'6" (3.55 x 2)

With rear facing double glazed window and a radiator.



GARDEN

With decking, laid to lawn and fenced boundaries.



EXTERNAL



CLAUSES RENTAL

1/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

DEPOSIT

A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

REFERENCES

We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. Tenants are usually required to be prior residents in the UK for at least 6 months.

Where a Tenant is unable to meet the required income or credit checks, the Tenant may have a Guarantor agree to underwrite any rent liabilities.

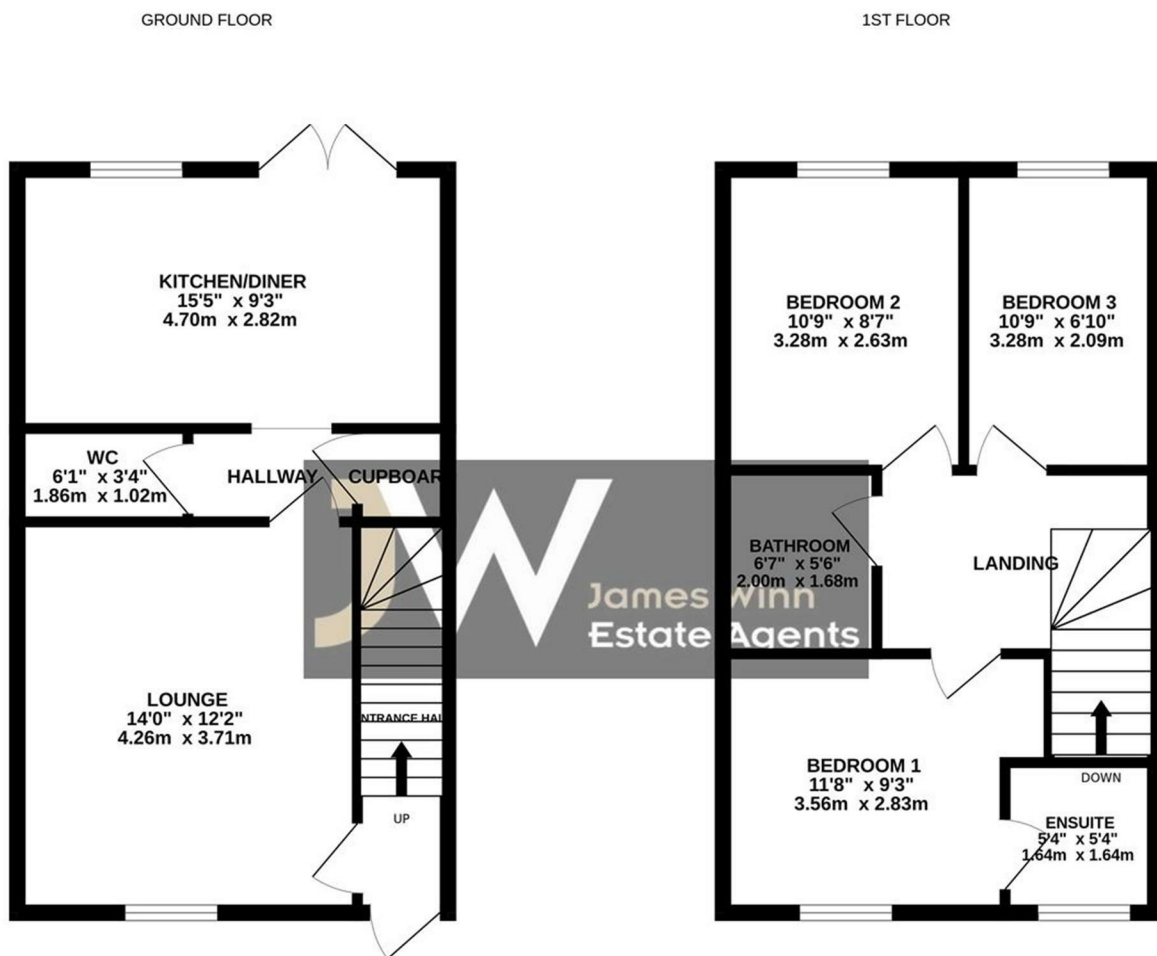
RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

VIEWING

Viewing is Strictly By Appointment Only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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