WESTHOLME

Ellerton Upon Swale, Richmond

GSC GRAYS

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WESTHOLME
ELLERTON UPON SWALE

Richmond, North Yorkshire, DL10 6AP

A stone built three bedroomed detached house in the rural hamlet of Ellerton upon Swale, North Yorkshire.

The property offers spacious accommodation comprising of entrance hall, two reception rooms, kitchen, utility area, three double bedrooms, house bathroom.

Externally, there is a gravelled driveway leading to an attached single garage, large lawned gardens and the additional option of renting a small grazing paddock with three timber stables and hay store, by separate negotiation.

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Situation & Amenities

Close to the village of Scorton which has two inns, village hall and a primary school at the adjacent village of Bolton on Swale and Ellerton Lake within walking distance together with a cafe and shop.

The historic market town of Richmond with its Castle and Georgian Theatre is within close proximity. Ellerton upon Swale is well placed for access to the market towns of Northallerton, Yarm and Darlington which offer a wider choice of educational, shopping and leisure facilities. The village has excellent links to both the A1M and A66 Trans-Pennine routes, bringing many larger cities within easily commutable distances.

Description

Fully glazed door leads to a large hallway with fitted cupboard, staircase of and doors leading to the sitting room, dining room and kitchen. The sitting room has beamed ceiling, tiled fireplace with open fire and dual aspect over the front and rear garden with corner cupboard. The dining room has beamed ceiling, tiled fireplace with open fire and dual aspect over the front and rear garden with door to the kitchen, being fitted with a range of blue base and wall units with contrasting work surfaces incorporating stainless sink with mixer tap, freestanding electric oven, space for fridge, two useful fitted cupboards with shelving and access to the rear porch. There is a door leading to the pantry with shelving and plumbing for dishwasher/washing machine.

To the first floor there is a passage landing with airing cupboard housing the water tank and doors to all three bedrooms all being good-double rooms with fitted wardrobes. The house bathroom is is newly fitted white suite comprising of bath with mains shower over, hand basin, W.C. with marble effect panel and tiled effect vinyl floor.

Externally, there is a gravelled driveway leading to both the garage and front of the property with enclosed gardens with mature trees and shrubs. Adjacent to the property is a small grazing paddock with three timber stables and a hay store, which is available by separate negotiation.

Terms & Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £1700 per calendar month, payable in advance by standing order. In addition, a deposit of £1961 shall also be payable prior to occupation.

Should you wish to lease the land and stables along side the tenancy, on a standard grazing licence there is an additional rent of £500 per annum, monthly total rent £1741.66 payable in advance by standing order. In addition, a deposit of £2009 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References
The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance
Tenants are responsible for the insuring of their own contents.

Smoking and Pets
Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.
Smoking is prohibited inside the property.

Local Authority and Council Tax
The council is North Yorkshire County Council
For Council Tax purposes the property is band F

Services and Other Information
This property is served by mains electricity, Oil fired central heating, water and mains drainage.

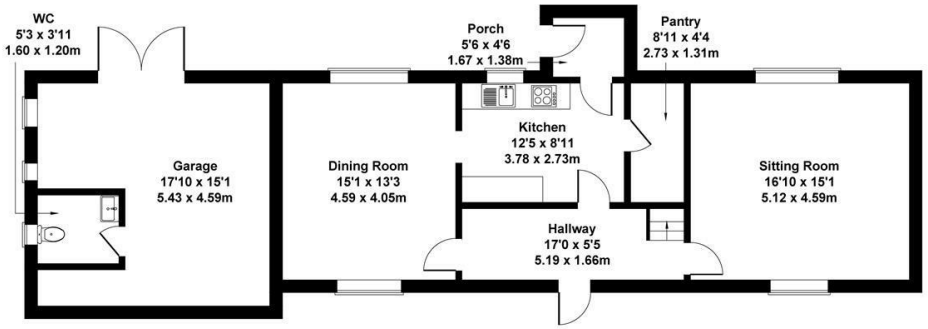
Viewings
Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

Particulars and Photographs
Particulars updated May 2026
Photographs taken October 2024

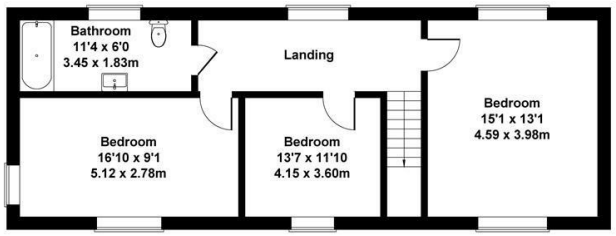
Disclaimer
GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Westholme

Approximate Gross Internal Area
1733 sq ft - 161 sq m

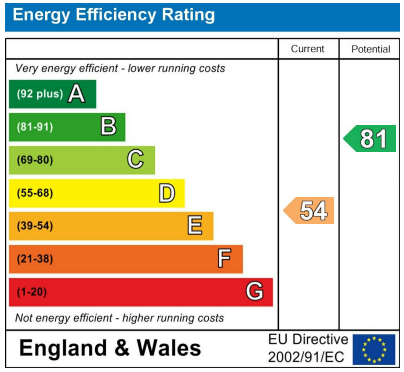


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.