





15 SHAKESPEARE CLOSE

BROMPTON ON SWALE, DL10 7TN

£675 PCM

A Well Presented Modern Terraced House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71.

NORMAN F.BROWN

Est. 1967

15 SHAKESPEARE CLOSE

• 2 DOUBLE BEDROOMS • WELL PRESENTED • CUL-DE-SAC LOCATION • DRIVEWAY AND GARDENS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • HANDY FOR RICHMOND AND THE A1(M)





DESCRIPTION

A Well Presented Modern Terraced House within a pleasant cul-de-sac setting. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71.

ENTRANCE HALL

Radiator, wood effect laminate floor. External door to front. Door to Lounge.

LOUNGE

Coving, radiator, telephone point, tv point, understairs storage cupboard, coal effect electric fire with stone effect surrounds. Double glazed window to front. Door to Kitchen/Dining Room.

KITCHEN

Tiled surrounds, single drainer sink until with mixer tap, laminate work surfaces, oak effect cupboards and drawers, built in electric oven and 4 ring gas hob, extractor hood, fridge/freezer space, plumbing for washing machine, wall mounted gas fired boiler, radiator, stairs to first floor. Double glazed window to rear. Double glazed patio doors to Rear Garden. Door to Lounge.

LANDING

Airing cupboard with hot water cylinder. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Tv point, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Radiator, drop down hatch to loft space. Double glazed window to rear. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower over, extractor fan, wc, radiator. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, canopy over front door, light, paved path to front door, gas and electric meter boxes.

TO THE SIDE

Tarmacadam driveway, path to rear garden.

PRIVATE REAR GARDEN

Lawn, paved patio, light.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

TERM Assured Periodic Tenancy

RENT £675 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process

the referencing agency will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £775.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account before the tenancy starts. (Please note that we cannot accept card payments).

RESTRICTIONS No Smoking.

COUNCIL TAX BAND B. This website shows you the annual charge https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS

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, pay(s) 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, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. 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 clients money protection scheme of which we are a member (further details available upon request).

15 SHAKESPEARE CLOSE

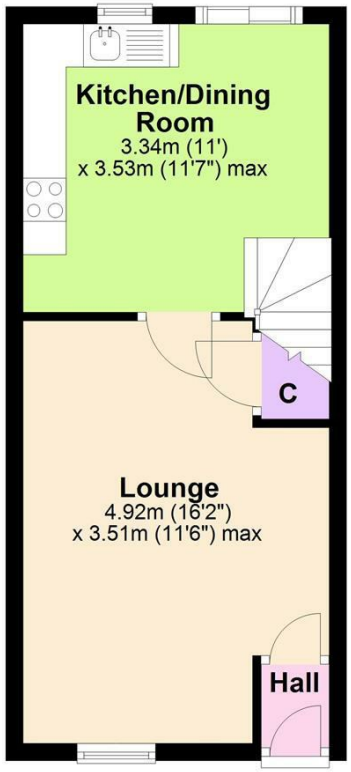






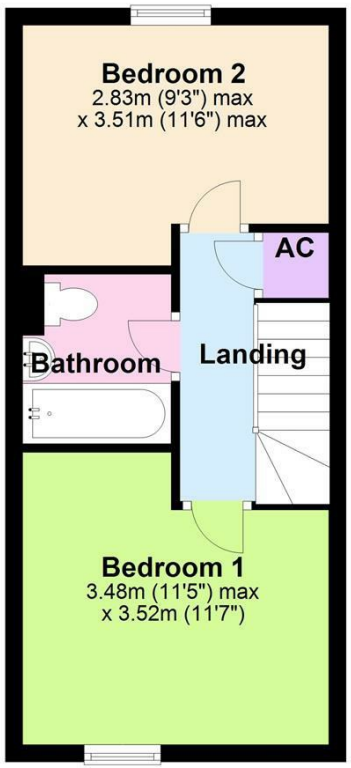
Ground Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



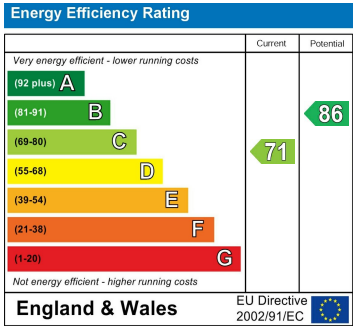
First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)





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

Richmond Office Lettings
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967