



BAKEHOUSE  
COTTAGES



BAKEHOUSE COTTAGES is a quaint, characterful cottage located in a convenient and picturesque location. There is an open plan living room and kitchen with a newly fitted oven. The first floor has a bedroom and newly fitted shower room. The property has been decorated throughout and is superbly presented. An ideal home for a single person which is available immediately.

#### LOCATION

A superb central location within Leyburn, which is a thriving market town in the beautiful Yorkshire Dales, with its many shops, pubs and restaurants, surrounded by the stunning walks and views, its no surprise this area is so sought after.

#### IMPORTANT INFORMATION

Postcode: DL8 5BP.

Style of property: One bed cottage.

Council tax band: A - North Yorkshire Council.

EPC Rating: E..

Heating: The property is heated by electric storage heaters.

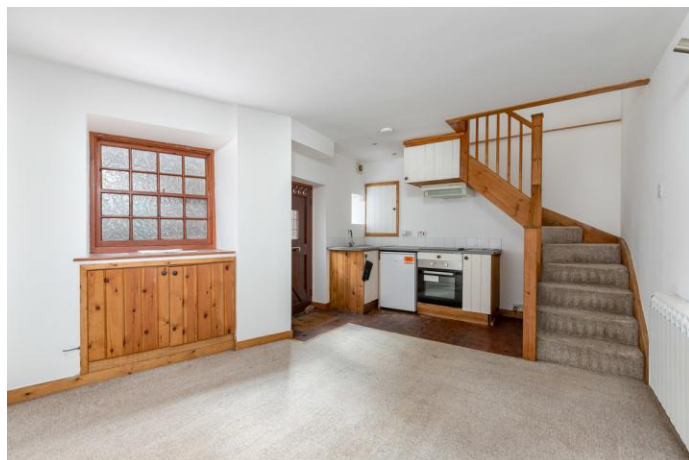
Parking. There is a no allocated parking with the property, however there is public parking in the Market Square on a first come first served basis.

Appliances included: There is an integrated oven, hob and extractor.

Pets: Pets are not suitable for this property due to the lack of outside space.

Available from: Immediately.

What3words: ///intersect.reporters.speeded



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £18,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£138.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

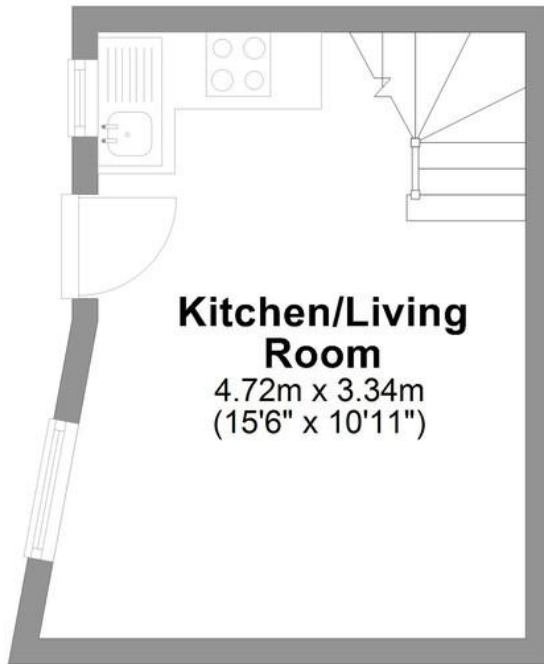
**Deposit:** The bond for this property is £692.00. This will be refunded at the end of the tenancy subject to terms and conditions.

**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



## Bakehouse Cottages Leyburn

Total area: approx. 32.7 sq. metres (351.5 sq. feet)

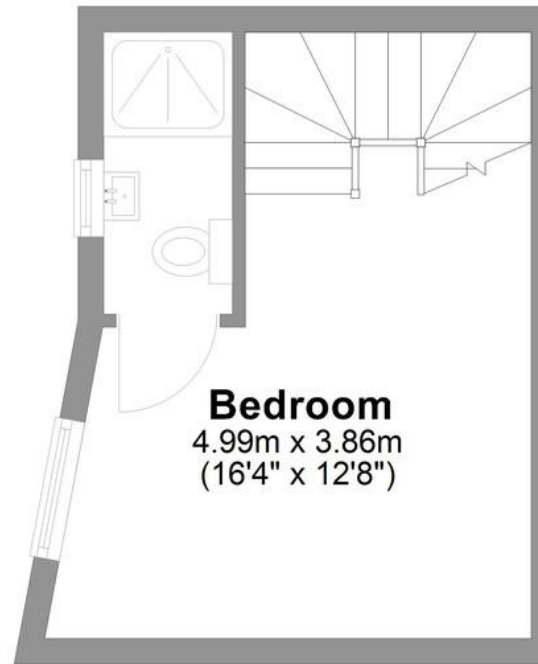


### Kitchen/Living Room

4.72m x 3.34m  
(15'6" x 10'11")

Ground Floor

Approx. 16.3 sq. metres (175.8 sq. feet)



### Bedroom





4.99m x 3.86m  
(16'4" x 12'8")

First Floor

Approx. 16.3 sq. metres (175.7 sq. feet)

# LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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