





2 HARKNESS DRIVE

LEEMING BAR, NORTHALLERTON, DL7 9BB

£1,000 PCM

A detached three bedroom bungalow located close to the heart of this well served village, ideal for Bedale, Northallerton & the A1(M). The property offers well presented accommodation with a spacious open plan living space, a corner plot with a mature garden, off street parking and a garage.

NORMAN F.BROWN

Est. 1967

2 HARKNESS DRIVE

• No Smoking • Council Tax Band D • EPC Rating D (65) • Holding Deposit: £230 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1150





The Property

This spacious detached bungalow has a great layout, ideal for modern lifestyles and entertaining.

The property opens into an entrance vestibule, which has space for hanging coats and leads through to a central inner hallway with the three bedrooms to the right hand side and living accommodation to the left with the bathroom at the end. Bedrooms one and two are both good doubles and bedroom three is a great single. The bathroom comprises of a ‘p’ shaped panelled bath with fixed and handheld shower heads and a screen, plus a washbasin set into a vanity unit and a push flush WC.

The open plan living space has three distinct areas including sitting, dining and kitchen and is great for family time or entertaining. The sitting area is to the front and is a bright space with plenty of room for sofas and furniture. The dining area is central, providing a separation from the sitting area and kitchen and is home to a 6 person dining table. To the rear the is the kitchen which has a range of built in range of wall and base units with a work surface over having a tiled splash back and a one and a half bowl sink with drainer. There is a four ring gas hob with an extractor hood over and an electric oven under plus spaces for a washing machine, dishwasher and an American style fridge freezer. A rear porch off the kitchen opens out to the rear garden.

Outside

To the front is mainly gravelled with inset trees to the border and a driveway leading down the side to a garage which has an up and over door, lighting and power points with a personal door to the garden. A five bar gate at the front with a personal gate too, leads into the main garden at the side where there is a poly tunnel and raised beds for growing fruit and veggies and a lawn leads round to the rear. A summer house with lighting and power has a paved seating area overlooking a lawned garden at the rear with raised wallled flower beds and mature shrubbery borders plus a great composting area and all enclosed by hedged and fenced boundaries.

TERM

Assured Periodic Tenancy

RENT

£1000 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£230 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1150

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

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, pays 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 At Barclays Bank, Market Place, Richmond. 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 client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

No Smokers.

Please note you must have earnings/income of £30,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

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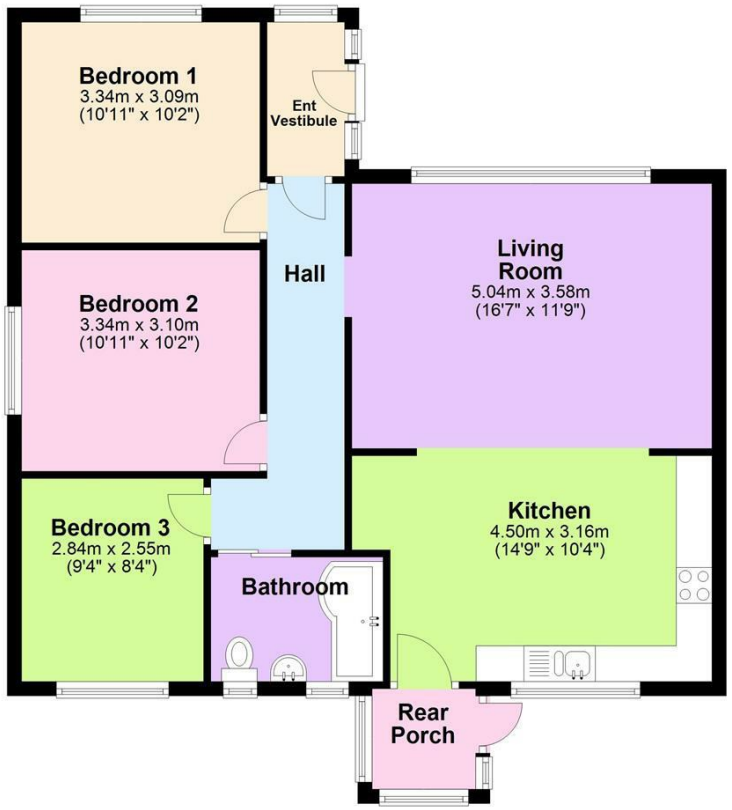






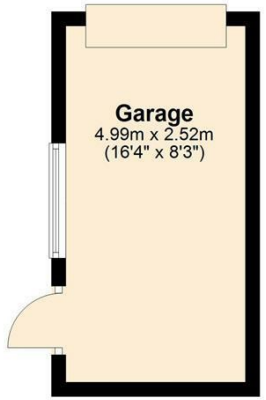
Ground Floor

Approx. 79.1 sq. metres (851.5 sq. feet)



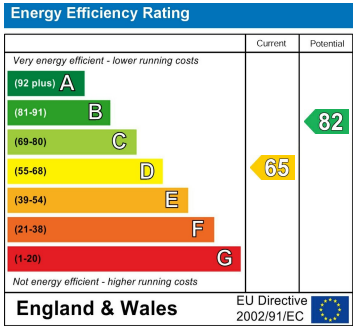
Garage

Approx. 12.5 sq. metres (134.9 sq. feet)



Total area: approx. 91.6 sq. metres (986.4 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

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NORMAN F.BROWN
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