



WILLOW PLACE SANDHILL LANE

AISKEW, BEDALE, DL8 1DA

£1,100 PCM

A spacious detached bungalow squreled away off Sandhill Lane close to the Bedale town centre and Junction 51 of the A1(M). The property has three double bedrooms, an open plan living space with sitting area, dining area and kitchen plus a spacious bathroom, utility room and separate WC. Outside are well kept private gardens. Other benefits include off street parking and gas fired central heating.

NORMAN F. BROWN

Est. 1967

WILLOW PLACE SANDHILL

- No Smoking
- Council Tax Band 'D'
- EPC Rating C (75)
- Holding Deposit: £253 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds
- Tenancy Deposit: £1265



TERM

Assured Periodic Tenancy

RENT

£1100 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£253 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1265

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 £33,000 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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