



3 SPRINGFIELD GARDENS

Stokesley, North Yorkshire TS9 5PH



GSC GRAYS

PROPERTY • ESTATES • LAND

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This substantial detached bungalow, close to Stokesley centre, includes entrance hall, a large living room with two radiators, windows to the front and feature fireplace with marble hearth, inset, surround and mantel and an recently fitted impressive L-shaped kitchen/dining room with tiled floor, a range of floor and wall mounted units, one and a half bowl stainless steel sink and draining unit, inset gas hob, double oven, microwave, fridge, dishwasher, space for further fridge/utility, gas central heating boiler, radiator, space for a washing machine and dryer, window and opens up to the dining area. which opens out onto the decking area. There are two bedrooms including a large master bedroom with fitted bedroom furniture, together with a shower room being fully tiled, with walk-in shower, heated towel rail, vanity sink unit with storage under, low-level w.c and window to the rear.

Externally to the front of the property, there is an area of lawn, path leading to the front door and a large block-paved driveway leading to the single garage. To the rear, there is a decking area with steps down to the low-maintenance garden, where there is a timber shed and access to a side garden. The side garden is low-maintenance with gravel, mature borders, shrubs, fencing, hedging and partial brickwork. This area could be used as an additional storage space for vehicles or a caravan, with gated access to the road.



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5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK



Location and Amenities

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford. This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.

Terms and 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 £1050 per calendar month, payable in advance by standing order. In addition, a deposit of £12116 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

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band E.

Viewings

Viewings are strictly by appointment only via GSC Grays on 01748 897629

Particulars and Photographs

Particulars amended March 2025.

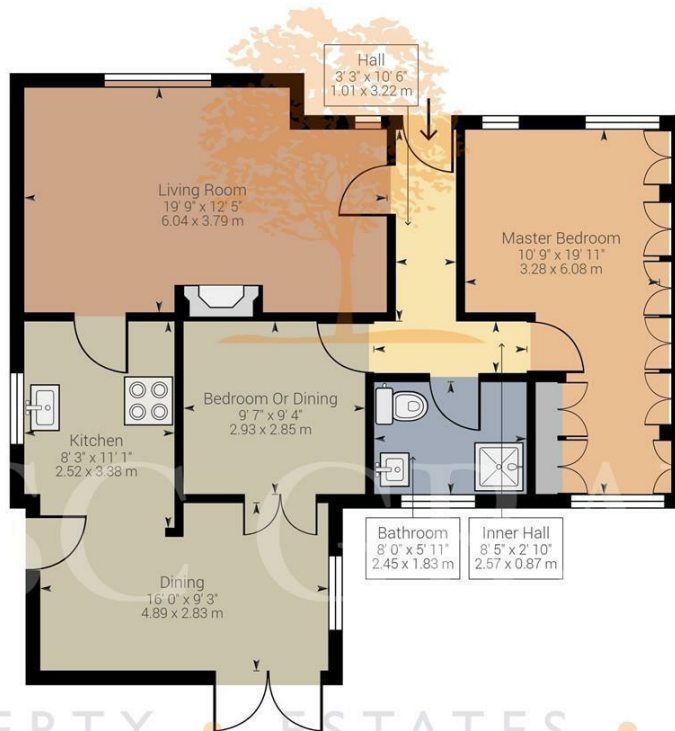
Photographs taken May 2021 and March 2025.

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.





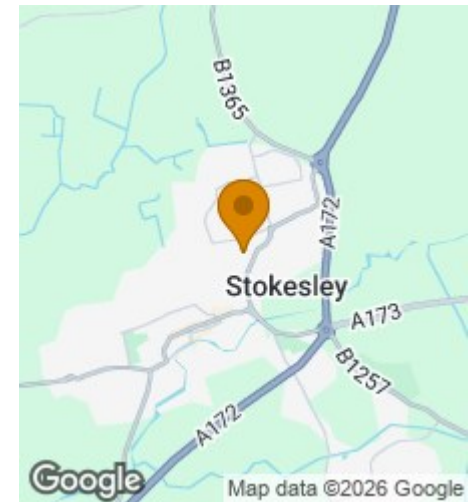
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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