

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Park Lane Cottage, Newbiggin Hall, Aislaby. YO21 1SX



A LUXURIOUS MODERN BARN CONVERSION WITH 2 EN-SUITE DOUBLE BEDROOMS, SET IN AN END TERRACE POSITION ON THE END OF A RANGE OF CONVERTED BUILDINGS, SET ADJACENT TO NEWBIGGIN HALL IN A RURAL POSITION BETWEEN AISLABY AND EGTON IN THE ESK VALLEY.

Dining Kitchen, Lounge. Landing, 2x Double En-Suite Bedrooms. Garden and parking for 2 cars. Biomass pellet heating, double glazing. Unfurnished. Sorry no smokers. Pets considered.

LOCAL OCCUPANCY RESTRICTION APPLIES – SEE NEXT PAGE

RENT: £950pcm

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Ian K Halley FRICS

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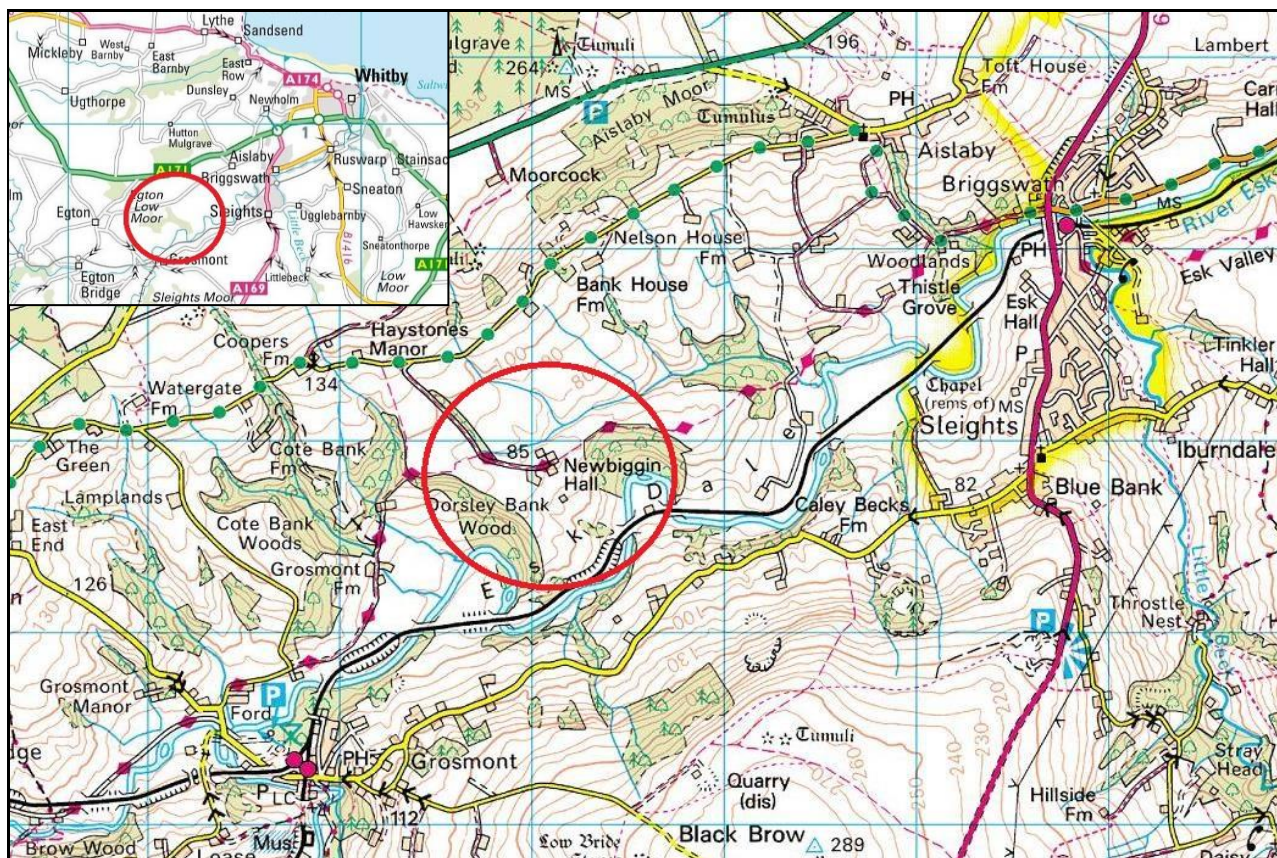
Occupancy Restriction: To meet the local occupancy restriction immediately Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 below:

1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or
2. Currently in employment in the National Park; or
3. Having an essential need to live close to relative(s) who are currently living in the National Park; or
4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or
5. Former residents whose case for needing to return to the National Park is accepted by the Authority.

NB: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions: Allerston; Beadlam; Burniston; East Harlsey; Ebberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe.







Please Note: This property is will not be managed by Richardson & Smith. We are only acting as introducing agents, in this instance. The referencing and preparation of the agreement will be done by the landlords. A bond of £950 and rent will be required in advance.

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

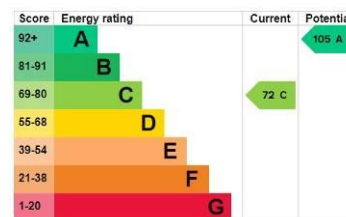
Services: The property is connected to metered supplies of mains water & electricity. Sewerage is to a septic tank. Heating comes from a communal biomass boiler and a power meter will calculate the energy provided. Underfloor heating.

Council Tax Banding: 'TBC' North Yorkshire Council Tel 01723 23 23 23.

Terms: All prospective tenants will need to submit a referencing application for which there is no charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property on top of the rent.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.



View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



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