





1 FORTMAYNE COTTAGES is a spacious family home with four good sized bedrooms. With an abundance of character, this versatile property would be ideal for a family. The property comes complete with a fitted kitchen, wood burning stove and stunning views.

Externally the property benefits from ample off road parking, and a large private garden which is mainly lawned with shrub borders.

A unique property which is available immediately.

LOCATION

Newton-le-Willows offers a peaceful North Yorkshire village setting surrounded by open countryside, while remaining conveniently placed for Bedale, Leyburn, Richmond and the A1(M). Bedale's thriving market town amenities are only a short drive away, making the location particularly appealing to those looking for rural living without giving up everyday convenience.

IMPOTANT INFORMATION

Postcode: DL8 1SL.

Style of property: Four bedroom family home.

Council tax band: D - North Yorkshire Council.

EPC Rating: E.

Heating: Oil.

Parking: Ample driveway parking.

Pets: Written request required.

Available from: Immediately.

What3words: ///oblige.tidying.booms



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFOREHAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL 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 £47,700.00.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£305) 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. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £1528.00 This will be refunded at the end of the tenancy subject to terms and conditions.

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