



11 TORNADO CLOSE

BEDALE, DL8 2BF

£1,150 PCM

A superb three double bedroom detached home located on the fringes of the Bedale town centre with a pleasant outlook. Built in 2019 this great property has a contemporary and bright style with spacious accommodation and a layout to suit modern life. Other benefits include a private rear garden, off street parking and garage plus a gas fired heating system.

NORMAN F. BROWN

Est. 1967

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• No Smoking • Council Tax Band D • EPC Rating B (84) • Holding Deposit: £265 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1325



DESCRIPTION

This superbly presented three bedroom detached home is located on the fringes of the Bedale town centre and was built in 2019.

The property opens into a bright hallway which opens into the dining kitchen to the rear and the sitting room to the front and has an understairs cupboard perfect for storage and a downstairs WC off. The sitting room is a cosy room with a pleasant outlook to the front and to the rear is the dining kitchen which opens out into the garden and is a great space for families to be together.

The kitchen itself comprises of a modern range of wall and base units with downlighters and a work surface over having a matching upstand and tiled splashbacks. There are appliances including a four ring gas hob with a stainless steel splashback and an extractor hood over with an electric oven under and there are spaces for a tall fridge freezer and a dishwasher. A peninsula separates the kitchen from the dining area which has space for 6 person dining table and chairs and French doors out to the garden. The utility room has a worktop with upstand and tiled splashback with spaces under for a washing machine and tumble dryer and there is also a useful pantry cupboard.

To the first floor the landing opens to the three bedrooms and the house bathroom and a useful storage cupboard plus a loft hatch with a drop down ladder for the partly boarded loft. The main bedroom is to the front and is an excellent double with an ensuite that has a step in shower with sliding screen doors, a low level push flush WC and a pedestal mounted washbasin. Bedrooms two and three are both excellent double bedrooms to the rear and overlook the gardens.

The contemporary house bathroom has a panelled bath with mixer tap over, a low level WC and a washbasin set onto a vanity unit.

Outside to the rear is an enclosed sun trap garden with gated access to the front. The garden faces south west and is mainly lawned with a paved patio seating area and mature shrubbery borders with a walled and fenced boundary. To the rear of the garden, steps lead to a door into the garage which has a roller door, light and power points and a tarmac driveway to the front providing off street parking.

TERM

Assured Periodic Tenancy

RENT

£1150 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£265 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1325

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.

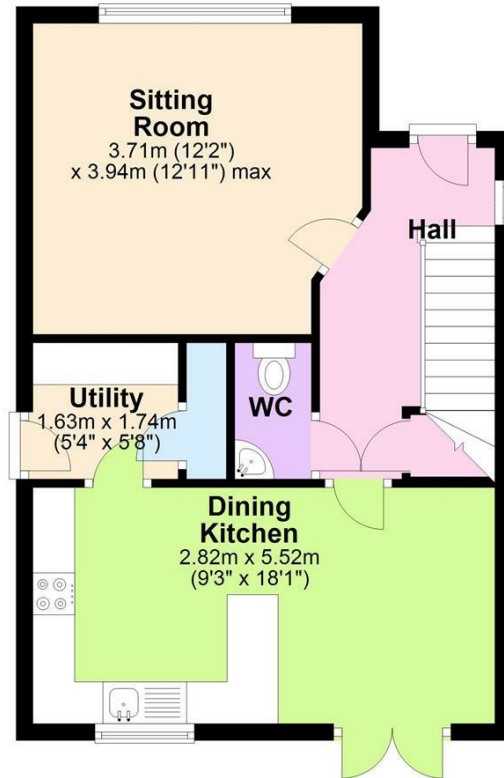
Please note you must have earnings/income of £34,500 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

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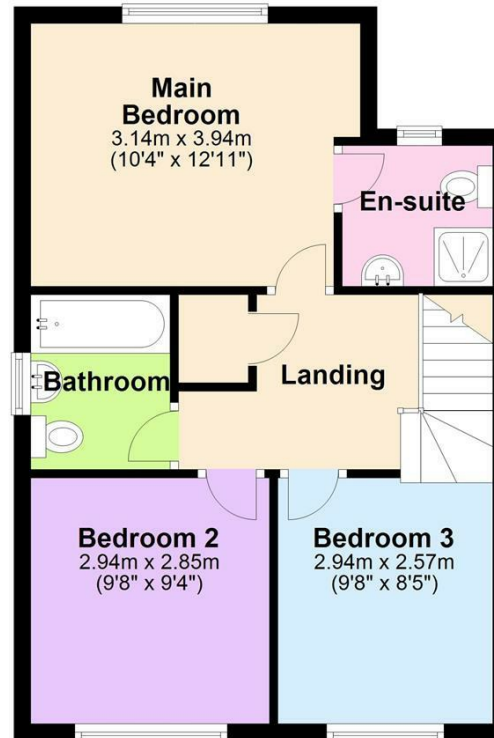
Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	

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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