



## KILVINGTON COTTAGE

PATRICK BROMPTON, BEDALE, DL8 1JN

£625 PCM

An attractive stone built Cottage of Character situated in the centre of the village and handy for Bedale, Richmond, Leyburn and the A1M comprising, Hall, Open Plan Living Room/Kitchen, Utility Room, 2 Bedrooms, Shower Room, Oil Central Heating, Double Glazing.

**NORMAN F. BROWN**

Est. 1967

# KILVINGTON COTTAGE

- RENT - £635pcm in advance, exclusive of rates/all outgoing if the Landlord agrees to a small pet
- A Small Pet will be considered subject to the rent terms
- EPC Rating E (52) Council Tax Band B
- Holding Deposit: £144 (equiv to 1 weeks rent) transferred to Tenancy Deposit if tenancy proceeds
- Tenancy Deposit: £720
- Single Occupancy Preferred
- No Smoking



## TERM

6/12 Months Certain (Assured Shorthold Tenancy).

## RENT

£625 per calendar month in advance, exclusive of rates and all other outgoing.

£635 per calendar month in advance, exclusive of rates and all other outgoing if the Landlord agrees to the tenant having a small pet.

## HOLDING DEPOSIT

£144 (equiv to 1 weeks rent) transferred to Tenancy Deposit if tenancy proceeds.

## BOND

£720

## 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](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://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. 1 SMALL PET will be considered subject to the rent terms above.



Please note you must have earnings/income of £18750 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

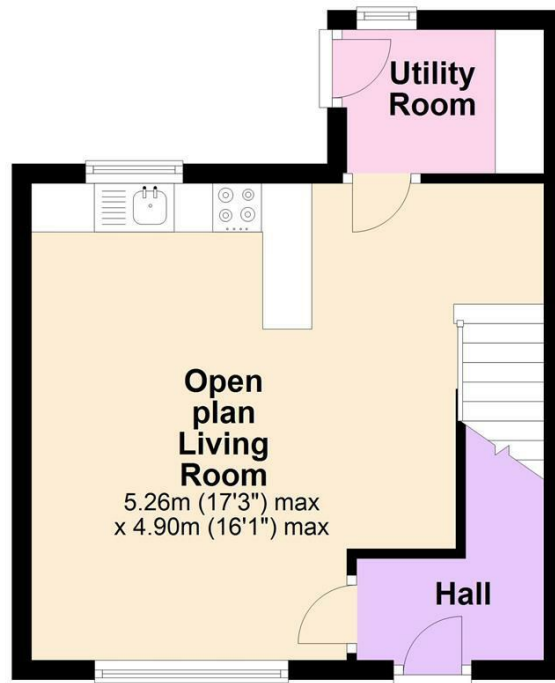
#### NOTE

FIRST MONTH'S RENT AND BOND TO BE PAID BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

## KILVINGTON COTTAGE



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 52                      |           |
| (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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