



**GARDEN COTTAGE, FORTE HORN,
THORNTON STEWARD, RIPON, HG4 4BD**

£800 PCM

VIEWING STRICTLY BY APPOINTMENT ONLY - A two bedroom detached bungalow set in an idyllic elevated position within the heart of this rural village. The property benefits from newly installed electric night storage heaters, an excellent layout including a dining kitchen, living room with a log burner, two double bedrooms and a bathroom plus a paved patio seating area for the use of the tenants at the front with a pleasant outlook.

NORMAN F. BROWN

Est. 1967

GARDEN COTTAGE, FORTE

• VIEWING STRICTLY BY APPOINTMENT ONLY • Strictly No Pets • No Smoking • EPC Rating E (45) • Council Tax Band C • Holding Deposit: £184 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £920



NOTES

Parking is on street.

Property is accessed from the road to the front (please park on the opposite side of the street to the property) via a gate to the side of the walled boundary. The bungalow is then up some steps and across the lawn of the main house.

The bungalow comes with outside space in the form of a paved patio area to the front. The lawned garden is strictly for access only and not for use with the property.

Please note the property is strictly no pets due to the lack of available outside space and the neighbouring property having dogs that roam the gardens.

TERM

6/12 Months Certain (Assured Shorthold Tenancy).

RENT

£800 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£184 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£920

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. Strictly No Pets.

Please note you must have earnings/income of £24,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE

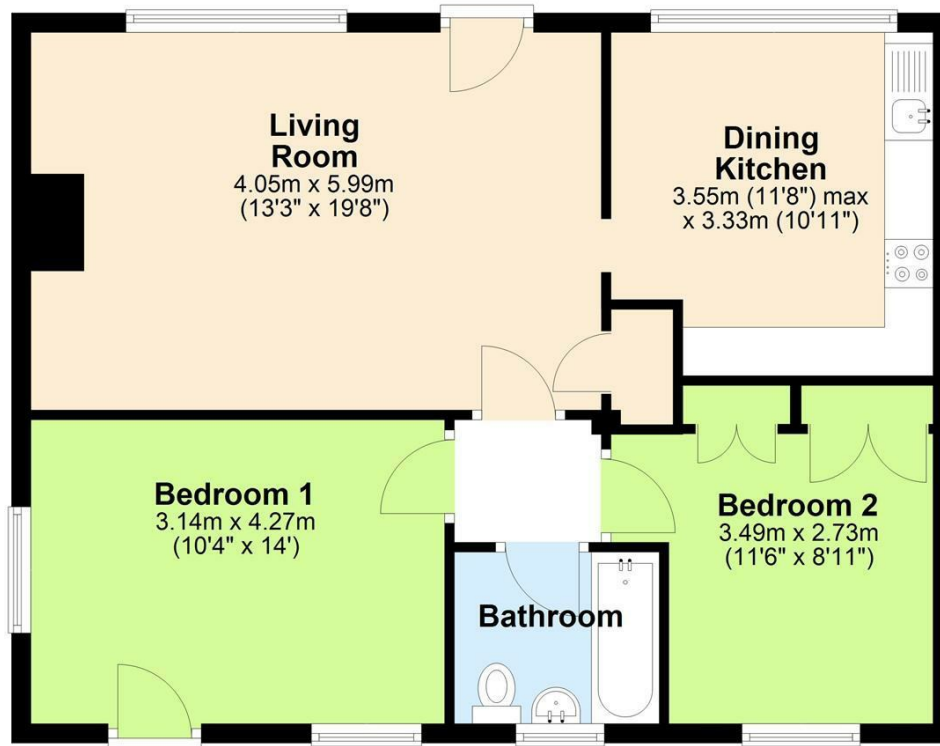
FIRST MONTH'S RENT AND BOND TO BE PAID BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

GARDEN COTTAGE, FORTE



Ground Floor

Approx. 66.5 sq. metres (716.0 sq. feet)



Total area: approx. 66.5 sq. metres (716.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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