





6 MEWS COTTAGE

GREEN DRAGON YARD, BEDALE, DL8 1UW

£730 PCM

Semi Detached Cottage with character accommodation and situated within walking distance of Bedale town centre comprising, Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazing.

NORMAN F.BROWN

Est. 1967

6 MEWS COTTAGE

• Agents Note: No Parking or Garden with this property • No Smoking EPC Rating D (59) • Council Tax Band B • Holding Deposit: £168 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £840





AGENTS NOTE

Please note that there is no garden/outside space or parking with this property.

TERM

Assured Periodic Tenancy

RENT

£730 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£168 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£840

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

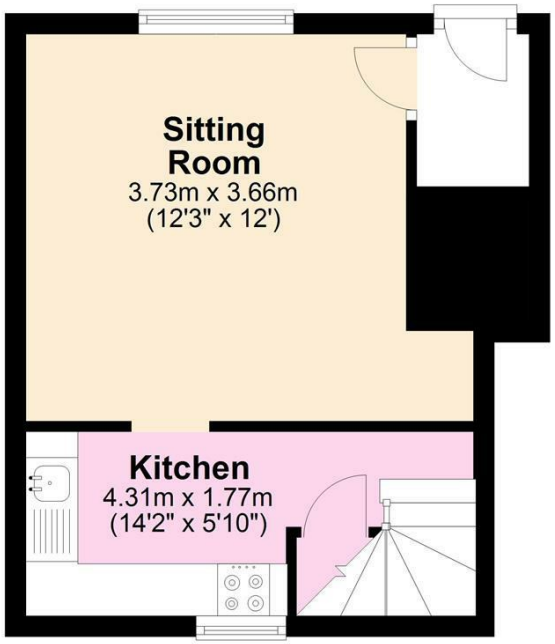
No Smokers.

Please note you must have earnings/income of £21,900 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

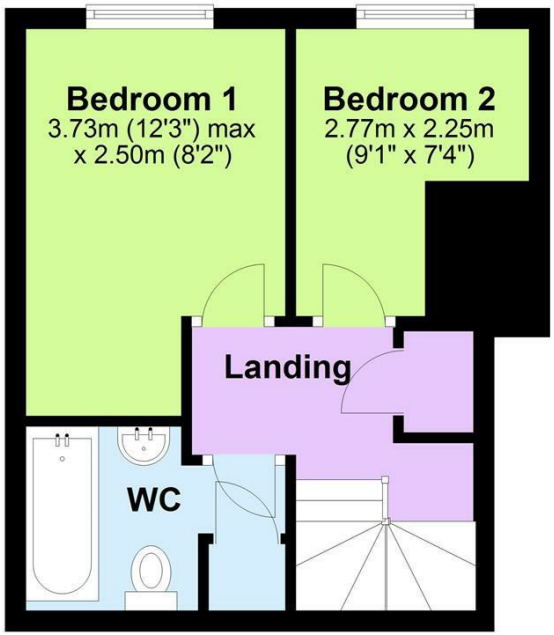
6 MEWS COTTAGE



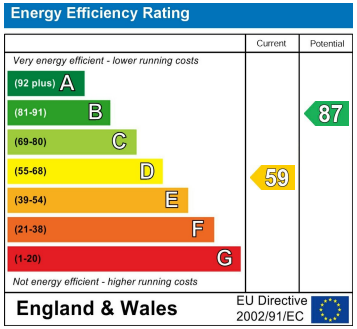
Ground Floor



First Floor







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

Bedale Office Lettings
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967