





FLAT 12 MOWBRAY GRANGE

BEDALE, DL8 2DN

£720 PCM

A bright and airy two bedroomed apartment positioned on the First Floor of this Grade II Listed building with attractive views over the communal gardens. The property has been recently refurbished and benefits from double glazing, electric heating and communal parking and gardens. The property is also located close to the Bedale Town Centre and viewing is highly recommended.

NORMAN F.BROWN

Est. 1967

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• No Pets due to restrictive covenant in the head lease. • No Smoking • Council Tax Band A • EPC Rating E (44) • Holding Deposit: £166 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £830





DESCRIPTION

Located a short walk from the Bedale town centre is this bright & airy apartment, positioned to the rear of the main building of this Grade II listed development. The communal entrance has a telephone entry system, and the smart communal hallway leads to the first floor where the entrance can be found.

The apartment has been recently refurbished and opens into a split-level hallway with the kitchen and sitting room off and a shelved-out storage cupboard. The kitchen has a matching range of wall and base units with downlighters, a work surface over and tiled splashbacks. There is a four-ring ceramic electric hob with an extractor hood over and an electric oven under plus under the counter spaces for a washing machine and fridge. The sitting room is a lovely bright space from the one large multi pane, sash style, double glazed windows overlooking the rear garden and has room for dining furniture and sofas. Off the sitting room is an inner hallway leading to the two bedrooms and the bathroom.

Bedroom one is an excellent double with an airing cupboard and fitted wardrobes with mirror fronted sliding doors and bedroom two is a single bedroom which could also be used as an office.

The bathroom has a white three-piece suite including a panelled bath, a low-level WC and a pedestal mounted washbasin.

The communal facilities are all well kept and include a large communal car park and a communal garden to the rear.

LOCATION

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

TERM

Assured Periodic Tenancy

RENT

£720 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£166 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£830

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. No Pets due to restrictive covenant in the head lease.

Please note you must have earnings/income of £21,600 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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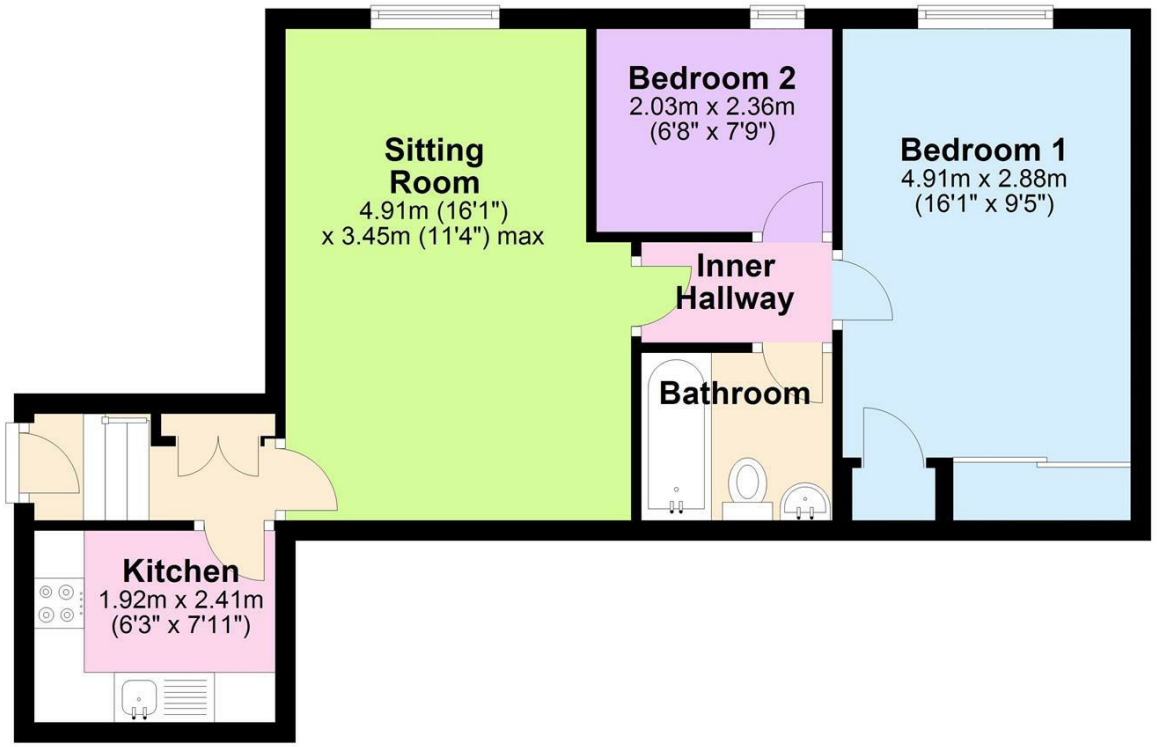






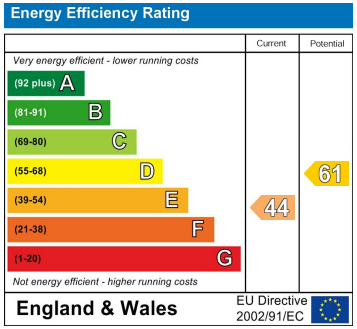
First Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 sq. feet)





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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NORMAN F.BROWN
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