



17 PEIRSE CLOSE BEDALE, DL8 2UG

£1,400 PCM

A modern detached family house situated in a quiet cul-de-sac position with an attractive view over the nearby playing field at the rear. The house is located close to the Bedale town centre, schools and amenities. The well presented accommodation includes a Hall, downstairs WC, Sitting Room, Dining Room, Kitchen, Utility Room, 4 Bedrooms, Ensuite Shower Room, Bathroom, Gas Central Heating, uPVC Double Glazing, Single Garage, Gardens to front and rear.

NORMAN F.BROWN

Est. 1967

17 PEIRSE CLOSE

- **RENT** - £1425pcm in advance, exclusive of rates/all outgoings if the Landlord agrees to a pet
- A Pet will be considered subject to the rent terms
- **EPC** Rating D (67) Council Tax Band E
- **Holding Deposit**: £323 (equiv to 1 weeks rent) transferred to Tenancy Deposit if tenancy proceeds
- **Tenancy Deposit**: £1615
- **No Smoking**



TERM

6/12 Months Certain (Assured Shorthold Tenancy).

RENT

£1400 per calendar month in advance, exclusive of rates and all other outgoings.

£1425 per calendar month in advance, exclusive of rates and all other outgoings if the Landlord agrees to the tenant having a pet.

HOLDING DEPOSIT

£323 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1615

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](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 PET will be considered subject to the rent terms above.

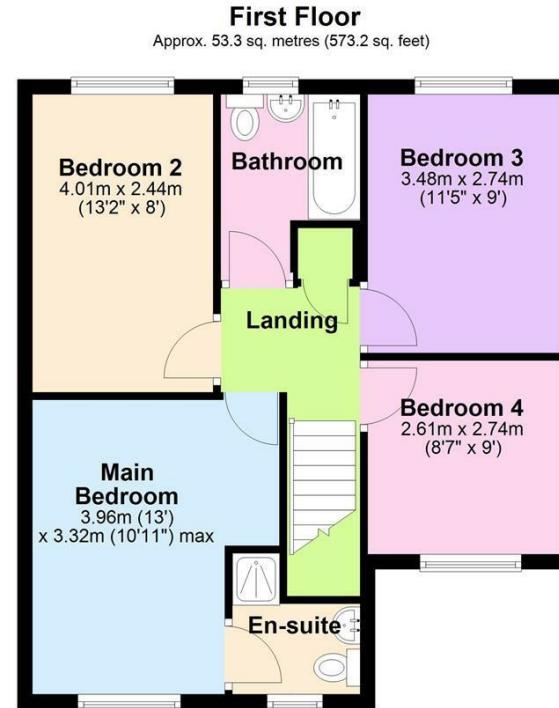
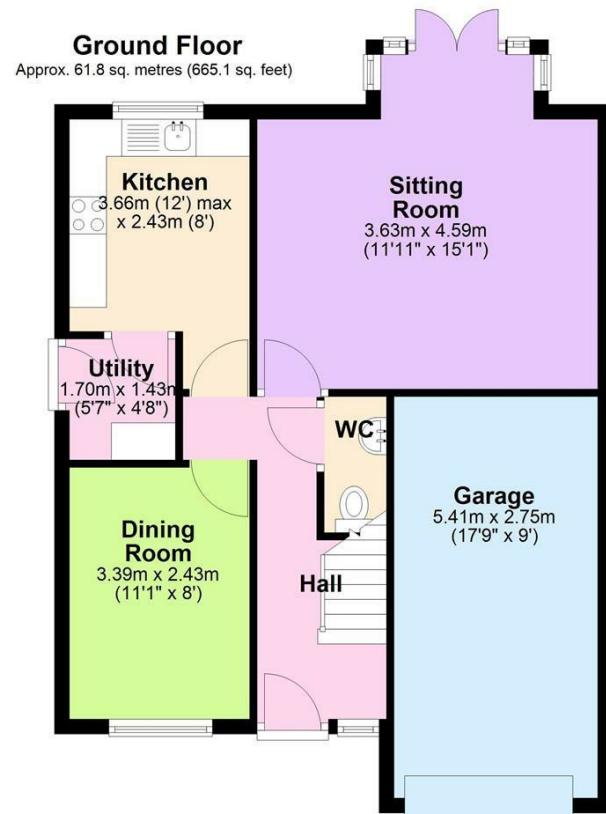
Please note you must have earnings/income of £42,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE

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

17 PEIRSE CLOSE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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