



## 3 LINCOLN CLOSE

CATTERICK GARRISON, DL9 3ES

£700 PCM

An Immaculate Modern Semi Detached House built in 2023 located within a pleasant cul-de-sac setting close to shops and services. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. NHBC Guarantee. Council Tax Band A. EER B83. SORRY NO PETS.

**NORMAN F.BROWN**

Est. 1967

## 3 LINCOLN CLOSE

- MODERN SEMI DETACHED HOUSE BUILT IN 2023
- 2 DOUBLE BEDROOMS
- CUL-DE-SAC SETTING
- DRIVEWAY FOR 2 CARS
- HANDY FOR SHOPS AND SERVICES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NHBC GUARANTEE
- NO ONWARD CHAIN



### DESCRIPTION

An Immaculate Modern Semi Detached House built in 2023 located within a pleasant cul-de-sac setting close to shops and services. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Driveway for 2 cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. NHBC Guarantee. Council Tax Band A. EER B83. SORRY NO PETS.

### ENTRANCE HALL

Radiator, metal fuse board. Stairs to first floor. Door to Lounge/Dining Room. Composite entrance door to front.

### LOUNGE/DINING ROOM

Radiator, tv point, understairs cupboard. Upvc double glazed window to front. Doors to Entrance Hall and Kitchen

### KITCHEN

Stainless steel single drainer sink unit with mixer tap, laminate work surfaces, light grey wood effect cupboards and drawers, built in electric oven and 4 ring gas hob, stainless steel splashback, extractor hood, plumbing for washing machine, fridge/freezer, radiator, concealed IDEAL LOGIC ESP1 30 wall mounted gas fired combi boiler. Upvc double glazed window to rear. Upvc double glazed door to Rear Garden. Door to Lounge.

### CLOAKROOM/WC

Pedestal wash hand basin, wc, extractor fan, radiator. Door to Kitchen.

### LANDING

Radiator, drop down loft hatch. Doors to Bedrooms and Bathroom.

### BEDROOM 1

Maximum width. Radiator, plinth over stairs. Upvc double glazed window to front. Door Landing.

### BEDROOM 2

Radiator. Upvc double glazed window to rear. Door Landing.

### BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with glas screen, shower over and mixer tap with shower attachment, wc, extractor fan, radiator. Upvc double glazed window to rear. Door to Landing.

### OUTSIDE

Front Garden.

Lawn, canopy over front door, light, gas meter box.

To the side.

Tarmacadam driveway for 2 cars, electric meter box.

Rear Garden.

Enclosed by timber panel fencing, light.

### SERVICES

Mains electricity, gas, water and drainage.

### GENERAL INFORMATION

TERM 6 months (Assured Shorthold Tenancy) then rolls on, on a monthly basis until terminated by either the tenant or the landlord.



RENT £700 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process the referencing agency will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £805.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account at least 48 hours before sign up. (Please note that we cannot accept card payments).

RESTRICTIONS No Smoking. Sorry no pets.

COUNCIL TAX BAND A. This website shows you the annual charge  
<https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/>

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

#### APPLICATION PROCESS

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, pay(s) 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, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

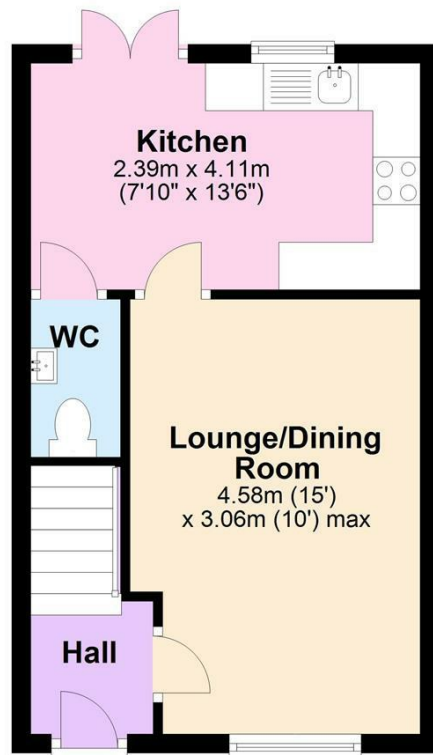
As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

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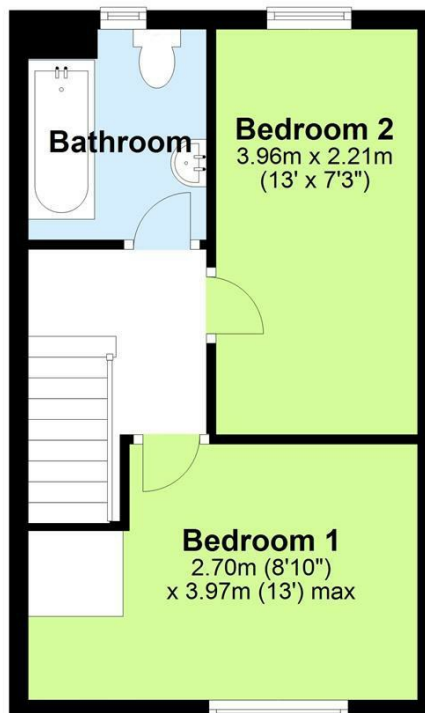
## Ground Floor

Approx. 29.0 sq. metres (312.6 sq. feet)

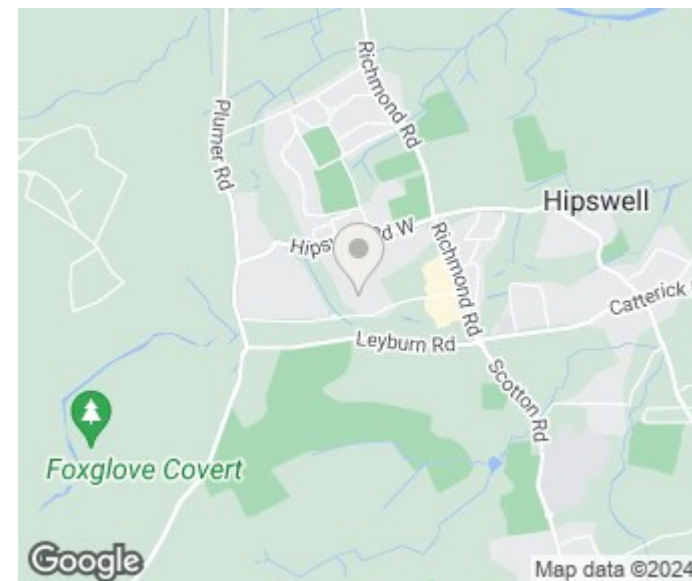


## First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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