



## CHAPEL COTTAGE

SEDBUSK, NR HAWES, DL8 3PX

£800 PCM

An Immaculate High Quality Semi Detached Cottage of Character with south facing aspect within this tranquil small Upper Wensleydale village, close to Hawes. Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Night Storage Heating, UPVC Double Glazing. Council Tax Band D. EER D61.

**NORMAN F. BROWN**

Est. 1967

# CHAPEL COTTAGE

- IMMACULATE HIGH QUALITY COTTAGE • 2
- DOUBLE BEDROOMS • CHARACTER • SOUTH
- FACING ASPECT • SMALL TRANQUIL VILLAGE
- CLOSE TO HAWES • OPEN FIRE • ELECTRIC
- HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

An Immaculate High Quality Semi Detached Cottage of Character with south facing aspect within this tranquil small Upper Wensleydale village, close to Hawes. Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Night Storage Heating, UPVC Double Glazing. Council Tax Band D. EER D61.

## LOUNGE

Feature stone Inglenook fireplace with cast iron wood burning stove and stone hearth, stone flagged floor, feature stone shelves, beamed ceiling, night storage heater. Upvc double glazed window to front with stone sill. Oak doors to Kitchen/Dining Room, Utility Room and stairs to first floor. Upvc double glazed external door to front.

## KITCHEN/DINING ROOM

Beamed ceiling with LED spotlights, stainless steel one a half bowl sink unit with mixer tap, polished black granite work surfaces, cream cupboards and drawers with chrome handles and LED under lighting, fitted electric AGA with 5 ring ceramic hob, 3 ovens and separate grill, black stainless steel splashback and black/stainless steel cooker hood, built in dishwasher, built in fridge and freezer, recessed shone shelf, night storage heater, ceramic tiled floor. Upvc double glazed windows to front and rear with stone sills. Oak door to Lounge.

## INNER HALL

Understairs storage area, stone flagged floor, beamed ceiling, LED spotlights, pine cupboard containing fuse boards. Oak door to Lounge. Upvc door to Utility Room.

## UTILITY ROOM

Stainless steel single drainer sink unit, oak work top, pale green cupboards, fitted washing machine, fitted tumble dryer, pine boarded ceiling with LED lights, ceramic tiled

floor, natural stone walls and recessed shelving. Upvc door to Inner Hall. Upvc external door to side.

## LANDING

Night storage heater, ceiling LED spotlights, loft hatch. Upvc double glazed window to rear with stone sill and fitted roman blind. Oak doors to Bedrooms and Bathroom/WC.

## BEDROOM 1

Open beamed ceiling with LED spotlights, feature cast iron fireplace with stone surrounds and stone hearth, night storage heater. Upvc double glazed window to front with stone sill. Oak doors to En-Suite and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, wash hand basin, wall mirror, shower cubicle with electric shower and folding glass door, extractor fan, wc, chrome heated towel rail, open beamed ceiling, ceiling LED spotlights, electric wall mounted heater, ceramic tiled floor. Oak door to Bedroom 1.

## BEDROOM 2

Airing cupboard with insulated hot water cylinder and immersion heater, electric convector heater, ceiling LED spotlights, drop down access hatch to boarded loft with light and pull down ladder. Upvc double glazed window to front with window sill. Oak door to Landing.

## BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath with chrome mixer tap and electric shower with glass screen, extractor fan, wc, open beamed ceiling with LED spotlights, chrome heated towel ladder, ceramic tiled floor. Upvc double glazed window to rear with stone sill and fitted roman blind. Oak door to Landing.

## OUTSIDE

To the Front

South facing stone flagged patio enclosed by a low stone

wall, outside courtesy light.

To the Rear

Stone flagged passage with outside courtesy light.

### SERVICES

Mains electricity, water and drainage.

### GENERAL INFORMATION

TERM Assured Periodic Tenancy

RENT £800 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 £930.

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. A pet may be considered.

COUNCIL TAX BAND D. 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.

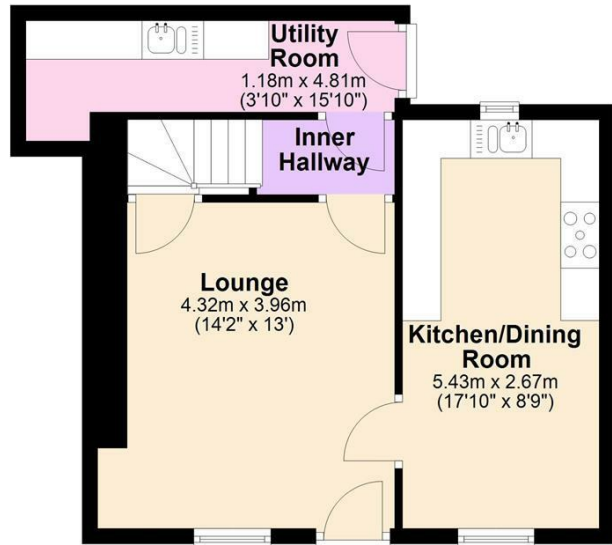
As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are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

## CHAPEL COTTAGE



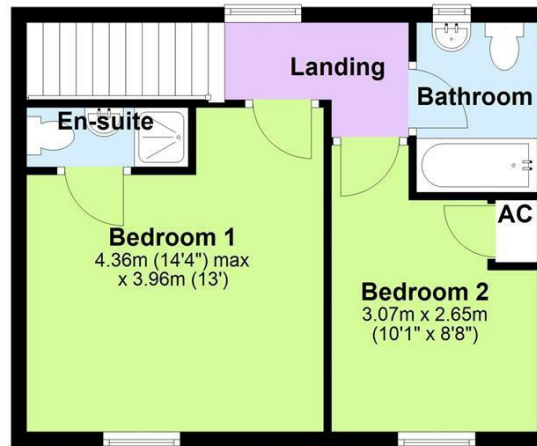
### Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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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