



FORDS COTTAGE

WEST SCRAFTON, NR LEYBURN, DL8 4RU

£1,200 PCM

A Spacious Pleasantly Situated Detached Family House with good sized garden within a quiet dales village location. Leyburn 7 miles. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Ample Parking, Good Sized Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band tbc. EER C71.

NORMAN F. BROWN

Est. 1967

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• DETACHED • 3 DOUBLE
BEDROOMS • LOVELY DALES VILLAGE
SETTING • GOOD SIZED GARDEN • AMPLE
PARKING • LEYBURN 7 MILES • OIL FIRED
CENTRAL • UPVC DOUBLE GLAZING



DESCRIPTION

A Spacious Pleasantly Situated Detached Family House with good sized garden within a quiet dales village location. Leyburn 7 miles. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Ample Parking, Good Sized Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band tbc. EER C71.

SERVICES

Mains electricity, septic tank drainage, private village water supply. Oil fired central heating.

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 £1,200 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 £1,380.

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. As the property is situated next to a working farm the landlord reserves the right to not consider those with dogs for reasons of safety.

COUNCIL TAX BAND tbc. 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).

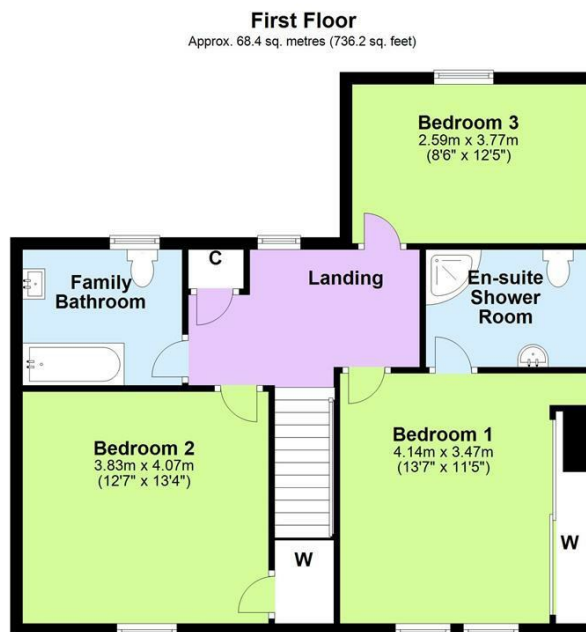
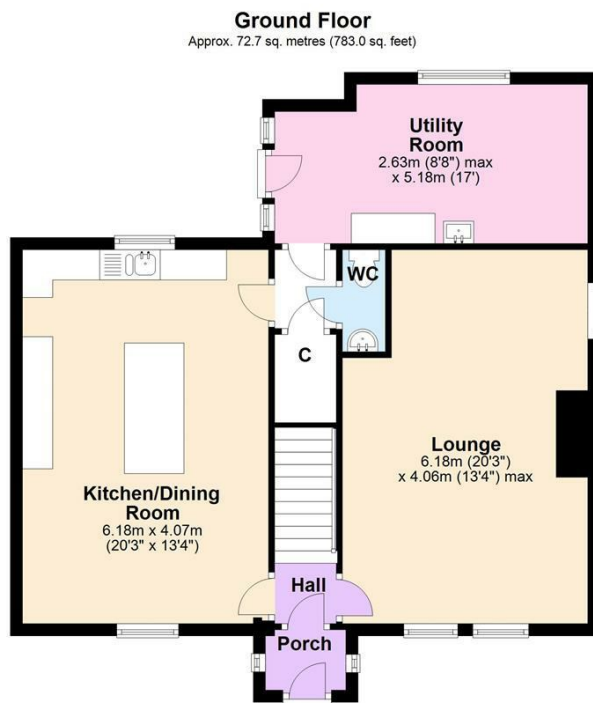
We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

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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Total area: approx. 141.1 sq. metres (1519.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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