



## HAVENHURST THORNTON RUST, WENSLEYDALE, DL8 3AN

£800 PCM

A Spacious Detached Stone Cottage with lovely aspect quietly situated within this picturesque Wensleydale village. Entrance Porch, Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room/WC, 3 Bedrooms, Bathroom/WC, Garage, Ample Parking, Garden, LPG Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EPC exempt.

**NORMAN F.BROWN**

Est. 1967

# HAVENHURST

• DETACHED • 3 BEDROOMS • PLEASANT  
ASPECT • GARAGE AND AMPLE  
PARKING • QUIET DALES  
SETTING • UNFURNISHED



## DESCRIPTION

A Spacious Detached Stone Cottage with lovely aspect quietly situated within this picturesque Wensleydale village. Entrance Porch, Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Shower Room/WC, 3 Bedrooms, Bathroom/WC, Garage, Ample Parking, Garden, LPG Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EPC exempt.

## ENTRANCE PORCH

Tiled floor. Double glazed external door to side. Glazed door to Hall.

## HALL

Understairs cupboard, radiator, stairs to first floor. Double glazed window to rear. Part glazed doors to Kitchen/Dining Room and Entrance Porch. Doors to Lounge, Sitting Room and Shower Room/WC.

## SITTING ROOM

Multi fuel stove, wall lights, radiator. Double glazed windows to side and front. Glazed sliding doors to Lounge. Door to Hall.

## LOUNGE

Corner multi fuel stove with stone hearth, wall lights, radiator. Double glazed windows to side and front. Glazed sliding doors to Lounge. Door to Hall.

## KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, built in electric oven and 4 ring ceramic hob with extractor hood over, built in fridge and freezer, radiator. Double glazed windows to front and rear. Glazed doors to Utility Room and Hall.

## UTILITY ROOM

Tiled surrounds, stainless steel single drainer sink unit with

mixer tap, laminate work surface cream cupboards, plumbing for washing machine, wall mounted LPG gas fired boiler, loft hatch. Double glazed external door to rear. Glazed door to Kitchen/Dining Room.

## SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, tiled shower cubicle with electric shower, wc, chrome heated towel ladder. Double glazed window to rear. Sliding door to Hall.

## LANDING

Radiator, access to large loft space with drop down hatch and pull down ladder, also containing the hot water cylinder. Double glazed window to rear. Doors to Bedrooms and Bathroom.

## BEDROOM 1

Fitted wardrobes, radiator. Double glazed windows to side and front. Door to Landing.

## BEDROOM 2

Fitted wardrobes, dressing table and overhead cupboards, radiator. Double glazed window to front. Door to Landing.

## BEDROOM 3

Fitted wardrobe over the stairs, radiator. Double glazed windows to side and rear. Door to Landing.

## BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with shower over and curtain and rail, wc, radiator. Double glazed window to rear. Door to Landing.

## OUTSIDE

Front Garden

Enclosed by stone walls with tarmacadam driveway providing ample parking, lawn, shrubs outside courtesy lights, lpg gas tank, electric meter box .

Detached Garage

Power connected, hipped roof with rafter storage. Up and over door to front. Window to side. Personnel door to side.

Small Walled Rear Garden with flower bed

#### SERVICES

Mains electricity and water. Septic tank 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 £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 £920.

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 E. 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 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).

## HAVENHURST





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

Richmond Office Lettings  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanbrown.co.uk  
www.normanbrown.co.uk

**NORMAN F.BROWN**  
Est. 1967