



## 36 BARGATE RICHMOND, DL10 4QY

£725 PCM

A Deceptively Spacious Furnished Terraced Cottage within an attractive setting close to Richmond Market Place. Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Small Rear Garden, Residents Parking Permit available for Bargate, Gas Fired Central Heating. EER D61. AVAILABLE END OF MARCH. A PET MAY BE CONSIDERED.

**NORMAN F.BROWN**

Est. 1967

## 36 BARGATE

• DECEPTIVELY SPACIOUS COTTAGE • 3 BEDROOMS • FURNISHED/UNFURNISHED • FOR RICHMOND MARKET PLACE • REAR GARDEN • GAS CENTRAL HEATING • PERMIT PARKING AVAILABLE



### DESCRIPTION

A Deceptively Spacious Three Storey Terraced Cottage Of Character Within An Attractive Setting Close To The Market Place. Lounge/Dining Room, Kitchen, 3 Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Small Rear Garden, Residents Parking available on Bargate and Newbiggin, Gas Fired Central Heating. Council Tax Band C. EER D61.

### 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** £725 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process Rent4sure 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** £835

**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 Smokers. A Pet may be

considered.

**COUNCIL TAX BAND C.** 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. Rent4sure can assist you with cover, call 0333 0000165.

### 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).

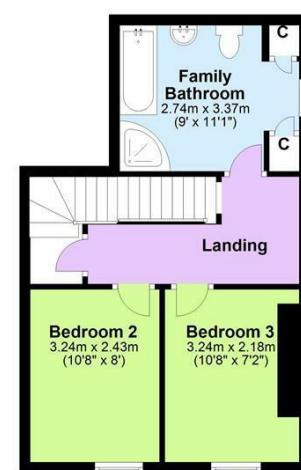
## 36 BARGATE



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		61
(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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