



HUTTON FIELDS WEST

HUTTON MAGNA, NR BARNARD CASTLE, DL11 7HG

£1,750 PCM

A Spacious Semi Detached Cottage within a rural setting conveniently located for the A66. Entrance Hall, Inner Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Store Room, Cloakroom/WC, 5 Double Bedrooms, En-Suite Bathroom/WC, Family Bathroom/WC, Parking, Good Sized South Facing Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER 56. PET CONSIDERED.

NORMAN F. BROWN

Est. 1967

HUTTON FIELDS WEST

- Substantial Lnk Detached Cottage • 5 Double Bedrooms • Modernised • Rural Location handy for the A66 • Good Sized Garden • Countryside Views • Oil Fired Central Heating • UPVC Double Glazing • Pet considered



DESCRIPTION

A Spacious Semi Detached Cottage within a rural setting conveniently located for the A66. Entrance Hall, Inner Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, Store Room, Cloakroom/WC, 5 Double Bedrooms, En-Suite Bathroom/WC, Family Bathroom/WC, Parking, Good Sized South Facing Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER 56. PET CONSIDERED.

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 £1,750 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 £2,250

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. A pet may be considered.

COUNCIL TAX BAND E.

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

Broadband and Mobile Phone Coverage – please check using this website <https://checker.ofcom.org.uk>

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. 239.2 sq. metres (2575.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(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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