



5 FLEECE COTTAGES BEDALE, NORTH YORKSHIRE, DL8 1UP.



* MID TERRACED COTTAGE * SITUATED WITHIN WALKING DISTANCE OF BEDALE MARKET PLACE * Sitting Room * Fitted Kitchen * Double Bedroom * Bathroom *
* Gas Central Heating * uPVC Double Glazing * Parking Space *

£500 pcm (unfurnished)



TERM

6 Months Certain (Assured Shorthold Tenancy).

RENT

£500 per calendar month in advance, exclusive of rates and all other outgoings.

HOLDING DEPOSIT

£115 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds.

BOND

£575

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

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, pays 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

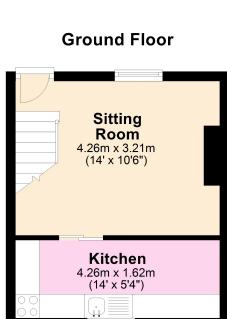
Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

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 client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

No Smokers. No Pets. **Please note** you must have earnings/income of £15,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE: FIRST MONTH'S RENT AND BOND TO BE PAID IN CASH OR BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE



	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation or warranty in relation to this property.

