



GSC GRAYS

PROPERTY • ESTATES • LAND



## The Grove, Dalton

Richmond, North Yorkshire, DL11 7HX

£1,100 Per Calendar Month



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## Situation & Amenities

Richmond 7 miles, Barnard Castle 8 miles, A1(M) Scotch Corner 8 miles, Darlington 17 miles, Durham 38 miles. Please note all distances are approximate. The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities including national and local retailers and state and private educational opportunities. Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery, and is also home to a number of artisan food producers and is a popular attraction. Barnard Castle also has a castle, riverside walks and the Bowes Museum is on the outskirts of the town. Both market towns offer a traditional weekly market, a library and good range of restaurants.

## Accommodation

Door to:

### Vestibule

With a double door storage cupboard, two obscure double glazed windows to the front aspect and a door to the hallway.

### Hallway

With a radiator, staircase to the first floor and doors leading off to the ground floor accommodation.

### Living / Dining Room

A large L shaped reception room with three double glazed windows to the front aspect, two radiators, a gas coal effect fire and sliding doors to the conservatory.

### Conservatory

To the rear aspect with numerous double glazed windows and a door opening to the exterior.

### Kitchen

Including a range of fitted wall and base units with contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and draining board, integrated electric double oven, integrated electric hob, double glazed windows to dual aspects, radiator, vinyl flooring and a door to the utility room.

### Utility Room

Double glazed window to the front aspect, fitted base units, contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and draining board along with a freestanding dishwasher and washing machine. There is also a radiator, vinyl flooring, door to the exterior and door to the garage.

### Study

To the rear aspect with a double glazed window and radiator.

### WC

Comprising of a WC and vanity hand washbasin.

### Bedroom

A ground floor bedroom to the rear aspect with a double glazed window and radiator.

### First Floor Landing

With an attic access hatch and doors leading off to bedrooms, storage room and bathroom.

### Bedroom One

A spacious double bedroom with two double glazed windows to the rear elevation, an eaves storage cupboard, radiator and door to the ensuite.

### Ensuite

Comprising of a shower cubicle, vanity hand washbasin, WC, radiator, Velux window, tiled walls and vinyl flooring.

### Bedroom Two

Double glazed window to the rear elevation, eaves storage cupboard and a radiator.

### Bathroom

Comprising of a bath, pedestal wash handbasin, WC, radiator, Velux window, tiled walls and vinyl flooring.

### Externally

#### Double Garage

With two up and over doors, power supply and lighting. The central heating boiler is placed within the garage and there is also a personnel door to the utility room.

#### Driveway

To the front of the property there is a driveway providing off street parking for three cars.

#### Gardens

The main garden is placed at the front of the property with lawned areas and mature planted borders.

## Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £1,100 per calendar month, payable in advance by standing order. In addition, a deposit of £1,269 shall also be payable prior to occupation.



## References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

## Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking

Smoking is prohibited inside the property.

## Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

## Services

Mains electricity, drainage and water. Oil fired central heating.

## Local Authority

North Yorkshire County Council.

## Council Tax

For Council Tax purposes the property is banded F.

## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



