



TO LET

Apartment 1  
Rocking Horse Yard  
Fangfoss  
YO41 5JH

NEW



First floor flat with spacious living accommodation above the Rocking Horse shop in Fangfoss. The accommodation comprises: large open plan lounge, wood burning stove, kitchen area with breakfast bar and Corian work surfaces, integrated fridge and freezer, utility room with washer and dryer, 2 double bedrooms both with en-suite bathroom/shower. Viewing Highly Recommended. Available mid June

HOLDING DEPOSIT £160

BOND £800.

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**RENT £695 Per calendar month | DEPOSIT £800 | HOLDING DEPOSIT  
HD £160**

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# ROOM MEASUREMENTS

All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## DEPOSIT PROTECTION SCHEME

deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA  
Tel: 0844 4727000

## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlords. If the landlord decides not to proceed, then the holding deposit would be refunded.



## REFERENCING

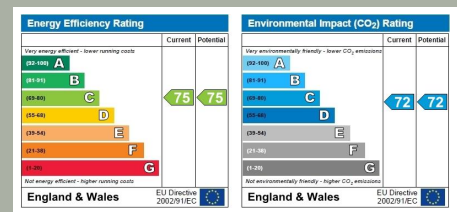
We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am to 3 pm Saturday



Chartered Surveyors  
Estate Agents Lettings  
Agents &  
Auctioneers

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