



GSC GRAYS

PROPERTY • ESTATES • LAND



## Chalice Cottage, Caldwell

Richmond, North Yorkshire, DL11 7QF

£725 Per Calendar Month



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## SITUATION & AMENITIES

The property is located in the popular North Yorkshire village of Caldwell, approximately 9 miles north of the historic market town of Richmond. The village itself benefits from a public house, whilst a village shop, tea room and primary school can be found in neighbouring Eppleby. The nearby historic market town of Richmond, which is a gate way of the Yorkshire Dales, offers a good range of amenities including national and local retailers, leisure centre, two secondary schools, and several primary schools. The station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artists and food producers and is a popular attraction. Richmond 9 miles, Barnard Castle 10 miles, Darlington 10 miles, Durham 35 miles, Newcastle upon Tyne 48 miles, York 54 miles, A1 (M) 6 miles, Durham Tees Valley Airport 16 miles, (please note all distances are approximate).

## DESCRIPTION

Chalice cottage is a two bedroom detached character cottage, which has recently been refurbished, located in the popular rural village of Caldwell in North Yorkshire.

The accommodation comprises:

Living room with open fire, kitchen with stable door to the rear garden, bathroom with fitted shower and two bedrooms.

The property benefits from oil fired central heating and mains services including electricity, water and sewerage.

## EXTERNALLY

There is off-street parking and south facing gardens overlooking the Yorkshire Dales.

## TERMS AND 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 £725 per calendar month, payable in advance by standing order. In addition, a deposit of £836 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 insuring their own contents.

## SMOKING AND PETS

The property is not available to let for any applicants who smoke. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Tel: 01833 637000

## LOCAL AUTHORITY

Richmondshire District Council Tel: 01748 829100. The property is banded D.

## VIEWINGS

Strictly by appointment with GSC Grays of Barnard Castle.

## PARTICULARS

Particulars were amended in June 2021.  
Photographs taken in April 2015.

## AGENTS NOTE

Please note: By virtue of Section 21 (s) of the Estate Agents Act 1979 we are required to inform the prospective tenant that a Director of GSC Grays is the Landlord of this property. If the prospective tenant has a desire for this person not to be involved in the negotiation of the let, please state this in writing prior to the commencement of negotiations.

## 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.

## Road Map



## Hybrid Map

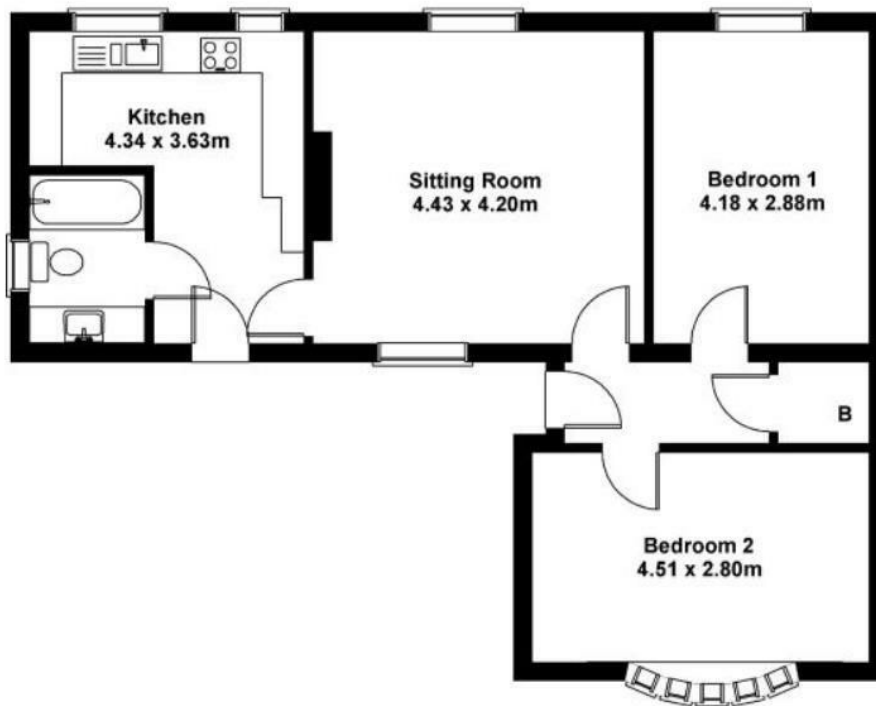


## Terrain Map



## Floor Plan

### Chalice Cottage Caldwell



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

## Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

