



1 BRIDGE COTTAGES

LITTLE SMEATON, NR NORTHALLERTON,
NORTH YORKSHIRE, DL6 2HB



A Well Presented Double Fronted End Terraced Cottage with pleasant rear aspect onto countryside within an easily accessible rural location. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room/WC, Store Room, 2 Double Bedrooms, Bathroom/WC, Parking, Rear Garden, Oil Fired Central Heating, UPVC Double Glazing. EER E42.

£575 PCM (unfurnished)



TERM 6 months (Assured Shorthold Tenancy) then rolls on, on a monthly basis until terminated by either the tenant or the landlord.

RENT £575 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process Rent4sure 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 £660

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 No Smokers. A Pet may be considered.

COUNCIL TAX BAND C. This website shows you the annual charge <https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/>

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance. Rent4sure can assist you with cover, call 0333 0000165.

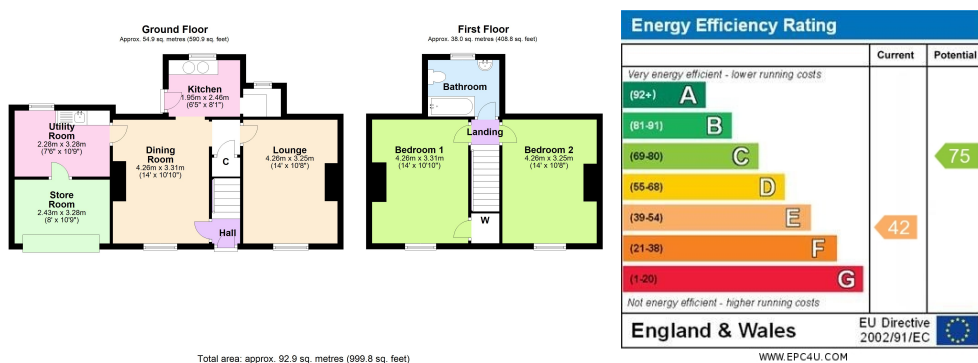
APPLICATION PROCESS

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).



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 of warranty in relation to this property.

