



8 Ben Hyde Way

Northallerton, DL7 8WA

TO LET £725pcm

Available Mid-Late December - A Ground Floor 2 Bedroom apartment in a modern purpose built development on the outskirts of Northallerton. Internally the property is in very good decorative condition. Externally there is a designated parking space and a covered balcony patio area.

- Two Bedroom Apartment
- Ground Floor
- Two Bathrooms
- Central Location
- Designated Parking Space
- Balcony Patio Area

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A ground floor apartment with two bedrooms in a modern purpose built development on the outskirts of Northallerton. Internally the property is in very good decorative condition. Externally there is a designated parking space, bin and recycling store and a covered balcony patio area.

ENTRANCE HALL

There is a communal entrance with intercom, carpeted floors, meters and post boxes. There is a UPVC front door of the property leading to a hallway with two storage cupboards and a carpeted floor.

KITCHEN/DINER/LIVING ROOM

18' 4" x 12' 2" (5.59m x 3.71m) A spacious open plan living kitchen with a range of white gloss wall and base units with contrasting laminate worktops. There is a stainless steel sink, laminate flooring and patio doors leading to a covered balcony area. Appliances include a built in fridge freezer, dishwasher, washing machine and a gas hob with oven and extractor over.

BEDROOM 1

11' 4" x 9' 8" (3.45m x 2.95m) A good sized double bedroom with carpeted floors, useful recess for wardrobes and an ensuite bathroom. There is a window to the front.

ENSUITE

A modern ensuite with a close coupled WC, pedestal wash basin, tiled shower with low profile shower tray and electric shower components. There is a tile effect vinyl floor covering.

BEDROOM 2

11' 4" x 9' 8" (3.45m x 2.95m) Another double bedroom with carpeted floors and a window to the front.

BATHROOM

A part tiled bathroom with white suite comprising a close coupled WC, pedestal wash basin and a bathtub. There is a laminate floor and a frosted window to the rear.

OUTSIDE

From the kitchen there is a patio door leading to a small paved balcony area. To the front there is a car park with designated space and visitors parking. There is also a bins and recycling storage area.

AGENT'S NOTES

Council Tax Band B

EPC Rating B

RENT

Payable per calendar month.

DEPOSIT

£836.50 through Deposit Protection Service or ZERO DEPOSIT SCHEME AVAILABLE

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

SERVICES

The Tenant will be responsible for paying for all the main services.

PERIOD OF LETTING

On an Assured Short Hold Tenancy for a period of no less than 12 months.

INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

PETS

Strictly No Pets.

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