



11 STAPLETON CLOSE,
BEDALE, NORTH YORKSHIRE, DL8 2UA.



A well presented and spacious two bedroom semi detached home with a contemporary style, located in a popular area with off street parking, private rear garden and a modern kitchen and bathroom. The property is located close to the town centre and amenities and also benefits from double glazing and a gas fired heating system.

£700pcm (unfurnished)



TERM

6 Months Certain (Assured Shorthold Tenancy).

RENT

£700 per calendar month in advance, exclusive of rates and all other outgoings.

£710 per calendar month in advance, exclusive of rates and all other outgoings if the Landlord agrees to the tenant having a pet.

HOLDING DEPOSIT

£160 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£800

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

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, pays 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 At Barclays Bank, Market Place, Richmond. 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 client's money protection scheme of which we are a member (further details available upon request).

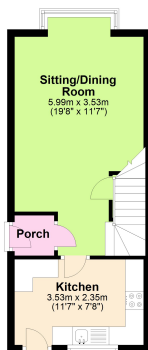
RESTRICTIONS

No Smokers. A Dog will be considered subject to the rent terms above. No Cats.

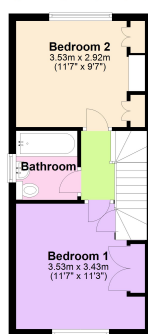
Please note you must have earnings/income of £21,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

NOTE: FIRST MONTH'S RENT AND BOND TO BE PAID IN CASH OR BY DIRECT TRANSFER INTO OUR CLIENTS ACCOUNT IN ADVANCE OF THE TENANCY START DATE

Ground Floor
Approx. 30.3 sq. metres (325.8 sq. feet)



First Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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.



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