



## 33 Church View

Brompton, Northallerton, DL6 2QX

TO LET £525pcm

A delightful one bedroom cottage within the popular village of Brompton. The property benefits from modern interiors and comprises a living room, recently fitted kitchen, bathroom and double bedroom. There is a garden to the rear with small outbuilding and off street parking on a first come, first served basis.

- One Bedroom Cottage
- Recently Refitted Kitchen
- Modern Bathroom
- Village Location

**Tel: 01609 773004**  
[www.youngsrps.com](http://www.youngsrps.com)

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## LIVING ROOM

12' 0" x 11' 10" (3.66m x 3.63m) With window to front, fireplace with electric fire, carpeted flooring, stairs to first floor and door to:

## KITCHEN

9' 1" x 6' 5" (2.77m x 1.97m) With window and UPVC door to rear. A recently fitted kitchen with grey shaker style wall and base units with solid wood worktops, induction hob, electric oven with extractor over, plumbing for washing machine, laminate flooring, spotlights, gas central heating boiler, under stairs store cupboard with space for fridge/freezer.

## FIRST FLOOR

## LANDING

With carpeted flooring, window to rear, access to loft.

## BEDROOM

12' 0" x 9' 6" (3.66m x 2.90m) A double bedroom with bank of triple wardrobes, window to front, wooden flooring.

## BATHROOM

A white suite comprising bath with shower over, pedestal sink, low flush WC, partially tiled walls, lino flooring and window to rear.

## AGENT'S NOTES

EPC Rating D

## RENT

Payable per calendar month.

## DEPOSIT

£605.76 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.



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