



## 6 Lascelles Lane

Northallerton, DL6 1EP

**TO LET £625pcm**

A well-presented two double bedroom mid-terraced house located in a convenient location for Northallerton Town Centre. The property comprises living room, dining room, galley kitchen, larder cupboard, two bedrooms and house bathroom. Externally there is a rear yard with two outbuildings. On street parking available to the front.

- Two Double Bedroom Mid Terraced House
- Two Reception Rooms
- Rear Yard
- On Street Parking

**Tel: 01609 773004**

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The property is accessed via a wooden door into an entrance hall with stairs rising to the first floor. There are two reception rooms in the property, both with feature fireplaces and the front room benefiting from a large bay window. To the back of the property is a kitchen fitted with beech coloured wall and floor units, laminate worktops, a stainless steel sink and drainer and window to rear. There is also a fridge and freestanding electric oven. To the rear of the property is a spacious yard with two outbuildings. To the first floor are two double bedrooms and a bathroom comprising panel bath with a shower, pedestal wash hand basin and WC.

Resident parking is available to the front of the property via a permit.

## AGENT'S NOTES

EPC Rating D

## RENT

Payable per calendar month.

## DEPOSIT

£721.15 or Zero Deposit Scheme Available (Flatfair)

## 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 an initial period of 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.



**IMPORTANT NOTE** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars as accurate and reliable as possible. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solidtors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of Youngs RPS (NE) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



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