



# Marden House

Newby Wiske, Northallerton, DL7 9EX

youngsRPS 

**Marden House  
Newby Wiske  
Northallerton  
DL7 9EX**

**TO LET: £2950pcm**

A prestigious 4 bedroom detached house finished to a high specification & located on an generous plot in the sought after village of Newby Wiske. The property benefits from an exquisite open plan living kitchen overlooking the reargarden, living room, study/playroom, 4 double bedrooms and 3 bathrooms. Externally there is a detached double garage, off street parking for several vehicles and large rear garden. Viewing essential.

- Stunning Home
- Four Double Bedrooms
- Three Bathrooms
- Sought after village location
- Detached Double Garage & Driveway

**youngsRPS** 

**Northallerton 01609 773004**





Marden House stands on a generous plot in the popular village of Newby Wiske just 5 miles from the market town of Northallerton. A composite front door leads into the hallway and reveals modern flooring, carpeted stairs rising to the first floor, under stairs storage cupboard and door to a useful downstairs WC. To the left is a study/playroom with windows to the front and side, allowing light to flood in. To the right from the entrance hallway is a magnificent open plan living/kitchen/dining room, spanning the full depth of the property. The kitchen comprises high-quality wall and base units, stone worktops, 1 ½ bowl sink and drainer and induction hob with extractor over and decorative tiled splashback. Integrated appliances include a double oven, dishwasher and microwave in addition to a large freestanding American style fridge freezer. There is ample space for both a formal dining area and cosy seating area along with French doors to the rear garden, floor-to-ceiling windows and a atrium ceiling. A useful utility room, accessed off the kitchen, comprises cream coloured base units, a sink and drainer and a washing machine and tumble dryer which are hidden in the units themselves. There is an additional reception room of generous proportions with French doors to the rear garden and two windows. Upstairs there are four double bedrooms, two of which enjoy ensuite shower rooms. The other two bedrooms are serviced by the family bathroom which comprises a double shower cubicle, bath, wash hand basin with vanity unit below and WC. Accessed

via the landing is a cupboard housing the hot water cylinder. The large rear garden boasts a generous paved patio area perfect for alfresco dining. There is ample parking to the front, down the side and to the rear of the property, which is laid to gravel for ease of maintenance. The property boasts a detached double garage with electric power and light, window and pedestrian door to side. To the rear of the garden is a large lawn area enclosed in timber fencing with mature trees and shrubs allowing for a high degree of privacy. There is an additional lawn area to the front of the property enclosed within a brick wall boundary.

#### **AGENT'S NOTES**

COUNCIL TAX - Band F

EPC RATING - C

RENT - Payable per calendar month.

DEPOSIT - £3403.84 through Deposit Protection Service

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 Referencing Company may use credit-scoring methods to assess your application and verify your identity.

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.

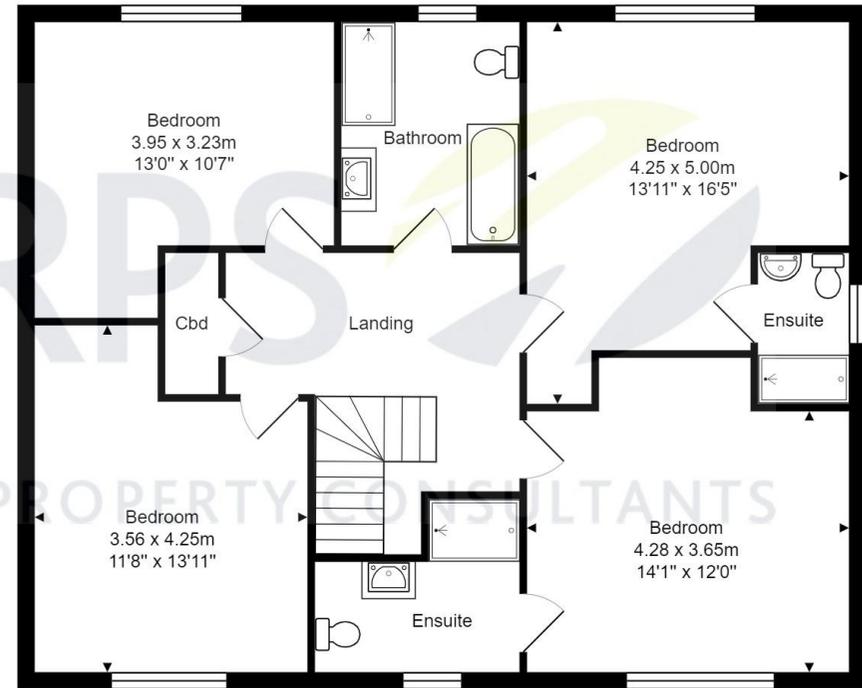
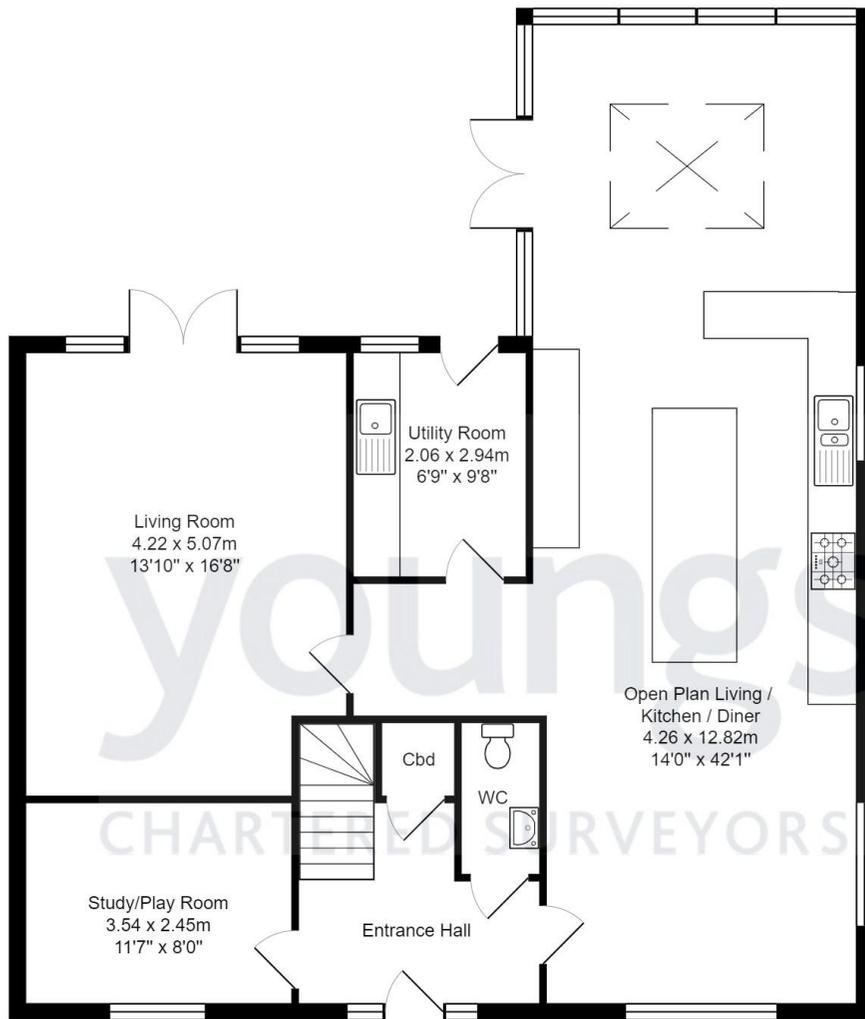
INSURANCE - The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

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 - Considered





All measurements are approximate and for display purposes only.

**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 accurate and reliable. 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 solicitors 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 YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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